

GIVING NOTICE

The notice on your accommodation must be given at the least **one calendar month** before moving out. The notice period is calculated from the last day of the current month (the month when the termination is received by TOAS). Example: If you give notice during April, your tenancy agreement will end on May 31st. The flat must then be available for the new tenant as of June 1st.

TOAS will confirm your giving notice. If you don't receive any confirmation, please contact TOAS office immediately. Remember to terminate your parking space agreement via eParking and contact Sonera and terminate your TOASnet agreement.

I WISH TO TERMINATE

☐ Tenancy of my apartment*

As of the 1st day of _____ (month) 20 _____

(the month you are no longer a tenant)

*According to the Act on Residential Leases, the tenant has one (1) calendar month to give notice, and the latest moving date is the last day of the following calendar month.
Please note § 13 on your tenancy agreement: Notice must be given in writing and be confirmed.

TENANTS

Name of tenant

Finnish social security number or date of birth

Name of partner

Finnish social security number or date of birth

Address of apartment (street address, postal code and city)

Room in a shared apartment

☐ A ☐ B ☐ C ☐ D

New address (street address, postal code and city)

Telephone

Email

☐ I DO NOT allow TOAS to give my contact details to the new tenant (telephone number & email).

☐ There are pets in the apartment.

DETAILS FOR DEPOSIT REFUND

The deposit may only be returned if all necessary details are given and correct.

IBAN / account number

SWIFT / BIC / routing number

Account holder's name & address

Name & address of bank (if outside Europe)

____ / ____ 20

Date

Signature

____ / ____ 20

Date

Signature

Giving notice confirmed by TOAS

FLAT INSPECTION PROCEDURES

The tenant moving out is required to do the final cleaning. The apartments are inspected always when the flat/room will be vacant. The common areas of the shared apartments are inspected always when at least one of the tenants is moving out.

Studios and family apartments are inspected on the moving day (first working day after the end of the tenancy). If the cleanliness and the condition of the apartment do not correspond to the requirements of TOAS, the vacating tenant will be charged for the cleaning/repairs.

Shared apartments are inspected during the final month of tenancy, between the 15th and the last day of the month, on weekdays between 8am and 4pm. If the inspector notices the room or common areas require extra cleaning, he leaves a cleaning order for the tenants. The second inspection will be performed on the moving day (first working day after the end of the tenancy). If the cleanliness and condition of the apartment do not correspond to the requirements of TOAS, the vacating tenant will be charged for cleaning/repairs. Charges concerning the common areas of a shared apartment will be divided between all tenants of the apartment.

The inspector will check the general condition and cleanliness of the apartment, kitchen fittings, TOAS' furniture, kitchen appliances, lamps, electric sockets, switches as well as other devices that must be undamaged and in position. Possible cleaning/repair costs may be deducted from the deposit or the tenant moving out may be charged with a separate invoice. The new tenant has the right to complain about the condition of the apartment.

The keys must be returned to TOAS office at the latest on the moving day (first working day after the end of the tenancy). Do not leave the keys in the apartment! You may also give the keys directly to the new tenant. If you do so, the key transfer agreement must be filled and returned to TOAS office. Also the heating pole keys and parking hall card must be returned to TOAS office once the agreement has ended.

§ 13. TERMINATION OF THE TENANCY AGREEMENT

If the Tenancy Agreement is terminated by the Lessor, the period of notice is three (3) months. If the tenancy of a residential apartment has endured continuously for a minimum of one (1) year, the period of notice is six (6) months. The Lessor gives notice using a form for this purpose. When the Tenancy Agreement is terminated by the Tenant, the period of notice is one (1) calendar month. The period of notice is calculated from the last day of the month of the termination onwards. The termination must be made in writing and it must be dated and verified with the Tenant's own signature and new address. The lessor must approve the termination for it to be effective. When a married or co-habiting couple use a residential apartment as their mutual home, one spouse cannot terminate the tenancy without the consent of the other.