

5 – RENTAL POINTERS FOR NEW TENANTS

In Switzerland two out of three people live in a rented apartment. The rental laws and a rental contract determine the rent terms. In most of the rented houses or apartments there are house rules which must be observed and it is very important to respect those rules. For example afternoon and night's quiet hours from 12 until 1 pm and from 10 pm until 7 am should be respected.

You should also avoid excessivenoises on Sundays and on holidays. If you intend to throw a party make sure to inform your neighbours.

Usually you need to sign a rental agreement containing the rent conditions and house rules. The rental price should be payed in advance for the next months. In most of the cases the tenant pays additional costs for heating, electricity, water or cable TV. Make sure to educate yourself on these additional costs and incidental charges of your perspective apartment.

The rental agreement can be cancelled either by tenants or landlords. The cancellation terms can be found in the rental contract. In case of difficulties between tenants and owners there is an arbitration authority in every canton. Their counseling is free of charge. Find more information on habitation on the website of the Federal Office of Housing www.bwo.admin.ch.

At their site you can also find brochures in 16 languages about renting an apartment. The Tenants' Association defends the interests of all tenants. At the website www.mieterverband.ch you will find the address of the Tenants' Association in your canton.