



INFORMATION FOR TENANTS AT IDUN

Idun is located in the city center, in an area called Vasastan. Idun was built in 1968 and is owned by SSSB. The building is 7 storeys high and has 157 apartments in total. 84 studio apartments were built during the year 2013 and these are the ones that are available through Stockholm University. The studio apartments are between 20,2-28,6 square meters. They all have a private bathroom with a shower and a WC as well as a private kitchenette. They are furnished with a dining table, two chairs, a bunk bed, wardrobes and lamps. Internet, water, heating and electricity are included in the rent. **Please observe that there is no WIFI so you need to bring your own network cable to use the Internet.** Postboxes and laundry room (with washers and dryers) are located on the ground floor of the building. Children or animals are not allowed in the studio apartments.

GENERAL RULES AND INFORMATION

- You are living in an accommodation that is owned by SSSB but you are renting your accommodation from Stockholm University so the rules may be a little different from another tenant that is renting directly from SSSB.
- The key to the lock on your postbox is on the kitchen counter (1 key for each student).
- When you defrost the fridge you must never use tools that may damage the fridge. You must regularly dust or vacuum clean under and the behind the fridge, as the dust may cause a fire. When you defrost the fridge, put a vessel on the floor for the water. **Please note that it takes 24 hours to defrost the fridge.**
- It is forbidden to smoke in anywhere within the buildings (including apartments and bathrooms).
- If you or any guest/guests cause any damages in your studio apartment (including your bathroom) or any communal areas you will be required to pay for it.
- If there are fire alarms connected to the main system, you are **not** allowed to switch them off.
- Never switch off the radiators during winter.
- Never leave any windows open or your apartment door unlocked if you are not at home.
- Make sure to get your own home insurance that covers your personal belongings.
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- In kitchens that have a timer, the stove does not work until you switch on the timer. The timer is placed near the stove. When you turn the clock, the stove will work for approximately 30 minutes.
- There are laundry rooms in the on the ground floor that are free of charge. You must go to the laundry room to book it by using your electronic key.
- **To get access to the gym at Idun you need to e-mail:** idun.foreningen@gmail.com. You cannot get access to the gym by contacting the Housing Office or SSSB

PROBLEMS WITH YOUR ACCOMMODATION

If you have any problems with your accommodation you must log into your “my accommodation” account online (<https://housing.su.se/kxstudent/>) to make a maintenance/damage request. **This includes internet problems, lost keys and if you are missing the key/keys to the post box.**

SHARING YOUR APARTMENT OR RENTING OUT YOUR ACCOMMODATION

If you are renting a shared studio apartment you are only allowed to share it with your designated roommate. If you are renting a single studio apartment you must notify the Housing Office if you are sharing the apartment. Please note that sharing your apartment without permission from the Housing Office and renting out your accommodation is prohibited and may result in eviction.



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COMMUNAL AREAS

As a tenant, you must contribute to a nice and clean environment by helping to keep the building tidy. This is also very important from a fire safety point of view.

CORRIDORS

It is important not to store inflammable material as paper recycling in communal areas such as corridors or stairwells. Neither is it allowed to keep bicycles or other bulky objects in corridors or stairwells.

RECYCLING, HOUSEHOLD WASTE AND BULKY REFUSE

Please make sure you put everything in the right container. Today only about 50 % of the waste is sorted correctly. It is important that we help each other to sort the waste correctly. Carefully follow the advice about the recycling in your building. When using the recycling rooms or the rooms for bulky waste always put everything as far into the room as possible. Cardboard boxes should be folded to minimize the space. Household garbage must be thrown away at the correct place and not in the recycling rooms or the rooms for bulky waste. This is to prevent bad smells and reduce the risk of vermin.

KEEP GOOD ORDER IN YOUR HOUSE AND IN THE AREA

Please note! For everything that SSSB need to clean, pick up or put in the right place, you will be charged a penalty fee. This includes inside the building, any outdoor area near SSSB property and in the rooms for bulky waste and at the recycling rooms/stations. Do not throw cigarette butts, paper or any other items on the ground or out through your window.

DISTURBANCE

An apartment block is a small community and unfortunately it is unreasonable to expect total silence in a building where many people live. You just have to learn to live with certain noises but sometimes there can be too much noise and disturbance. A disturbance is most often due to a lack of consideration by a neighbour and the problem is normally easily solved after a polite conversation. If this does not help or if you for some reason cannot or do not want to speak to your neighbour, you must log into your "my accommodation" account online (<https://housing.su.se/kxstudent/>) and make a complaint by filling out a maintenance/damage request. **If the disturbance occurs after normal office hours, you can call the Securitas disturbance officer (Störningsjouren), phone: 08-657 75 18.** The name of the person making the complaint will not be divulged by the disturbance officer.

According to local environmental and health protection by-laws, apartment block residents may not perform noisy work or make any other kind of disturbing noise between 22:00 and 07:00 on weekdays or between 22:00 and 10:00 at weekends/on public holidays. **Please note that you will be charged a fee of SEK 2000,00 for any confirmed disturbances that you or your guest/guests have caused.**



THINKING OF HAVING A PARTY IN YOUR APARTMENT OR THE OUTDOOR AREA NEXT TO THE BUILDING?

- Please note that you will be charged a fee of SEK 2000,00 for any confirmed disturbances that you or your guest/guests have caused.
- Remember that as the party organizer, you may be liable for damages if there are breakages as you are responsible not only for yourself but also for your guest/guests.
- You may also be liable for damages with regard to extra costs in connection with the party, such as extra security, graffiti removal and extra cleaning.
- Repeated action of this kind may lead to cancellation of your tenancy.

PESTS/VERMIN/INFESTATION

Pest infestation is unfortunately not that uncommon. Pests often get into our homes after an overseas trip or other journey. It is important therefore to wash and clean your clothes and bags thoroughly when you come home. Do not store your bags and/or other luggage under your bed as this is the perfect breeding-ground for bedbugs. Cleaning your room thoroughly on a regular basis also prevents infestation. Bedbugs can be difficult to see with the naked eye. The first sign can be bites in places that are not covered by clothes at night and/or droppings (small black dots) on the bedspread. **If you discover any infestations in your room or elsewhere in the building, you are obliged by law to inform the property owner immediately.** You do this by logging into your “my accommodation” account online (<https://housing.su.se/kxstudent/>) and fill out a maintenance/damage request. It is important that this is done quickly, as soon as you discover it, so that the pests do not spread. You do not have to pay anything when Anticimex come and decontaminate your room. **Please do not hesitate to report if you suspect an infestation of bedbugs or any other insects in your accommodation.**

PREVENTIVE FIRE INFORMATION

Every apartment and corridor is a separate fire cell. To prevent spreading smoke/fire all doors must be kept closed. *It is the responsibility of every tenant to see that the doors are kept closed between the different areas.* It is not allowed to keep any items in corridors or stairwells (this includes shoes, bicycles, garbage bags, packages etc.). If there is a fire all evacuation routes must be free of objects.

Smoke detector

There is a smoke detector connected to a battery in your studio apartment. While you are living in the accommodation you should regularly check that the smoke detector is working. If the smoke detector is beeping or blinking non-stop, you must change the battery. If you cannot change the battery yourself you must log into your “my accommodation” account online (<https://housing.su.se/kxstudent/>) and fill out a maintenance/damage request.

Sign a home insurance!

In case of fire, or other accidents, the owner of the building will only pay for repairs if the damage has arisen due to faults in the building. It is important that you sign your own home insurance for your own personal belongings. If you do not have home insurance and are found guilty of damages – e.g. due to incautiousness in case of fire or a leaking washing machine – the costs for renovations may be immense and you may be liable for payment. If you have a home insurance, the insurance company usually takes the costs. A home insurance may also cover the cost of a lock change (if you lose your key).

IF THERE IS A FIRE

1. Save. First of all you have to think about saving people from the fire. Put yourself and others in a safe place. Get out on the street or the yard, or if you cannot do that, stay in your room and close all doors. The rescue services will help you out from the room through the window. Remember that smoke always rises. Therefore, you have to get below the smoke and it is easier to see and breathe if you stay close to the floor. Remember not to use the elevator, use the staircase instead. Avoid smoke filled rooms and stairwells. Do not forget to close all doors behind you. A closed door prevents the fire from spreading quickly and it will give the rescue services more time. If you get to a closed door, do not open it to check if there is a fire on the other side because it may cause a backdraft. If you touch the upper part of the door and it is warm, there is probably a fire on the other side.

2. Alert. After you have put yourself in a secure place, call the rescue services by dialling 112. Tell them what has happened and your location.

3. Extinguish. You can then try to put out the fire, but you should not run the risk of injuring yourself.



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