

Dorm Rules Kollegiegården 2023

Table of Content

1.	General.....	4
2.	Washroom.....	5
3.	Internet	5
4.	Motorbikes	6
5.	Sublease	6
6.	Internal moving	7
7.	Moving out	7
8.	Pets	7
9.	Common areas.....	8
10.	The Party committee.....	8
11.	Residents Council	8
12.	Residents meeting.....	8
13.	Extraordinary residents meeting	10
14.	The lawn*.....	10
15.	Gym*	10
16.	The Gut*	10
17.	The Rectum*	11
18.	Draft beer plant*	11
19.	Green house*	12
20.	Appendix.....	13
1.	BEK nr 666 of 27/09/1991	13
2.	Tenancy law § 153	19
3.	Tenancy law § 154	20

* This part is not part of the Dorm Rules but are rules from the Residents' Council. Therefore, these rules can be changed at the meetings of the Residents Council, and not only on the residents' meetings.

Disclaimer:

This English version is merely a translation for the purpose of clarity of the rules for the English-speaking residents.

This version has not been voted in by the residents at the residents meeting, and is therefore not official rules, unlike the Danish version.

In case of any discrepancies between this version and the Danish version, the Danish version will supersede.

1. General

1. The residents must take the other residents into account in their behaviour in the dorm, furthermore it must be emphasized that general laws and regulations also apply in the dorm.
2. Noisy behaviour. may not take place between 23.00 and 08.00 the day before weekdays and between 05.00 and 10.00 the day before Saturdays, Sundays and public holidays. A dispensation for this can be applied for at the residents' council, however at most to 1.
3. Noisy behaviour. may not take place in outdoor areas between 23.00 and 10.00 on all days. A dispensation for this can be applied for at the Residents' Council, however at most to 1.
4. Every resident is liable for damages caused by that person or their guests through irresponsible behaviour. In serious cases, the resident may be terminated from his tenancy.
5. Drills and other noisy tools may only be used during the following time periods: Monday-Friday at 10.00 – 20.00, Saturday 10.00 – 18.00. No drilling is allowed on Sundays and public holidays.
6. 6. Fire routes must be always kept clear. Bicycles, prams, etc. must not be placed in stairwells. Likewise, nothing may be placed or stored in the corridors, e.g., laundry racks, shoes, chairs, etc. The inspectors have the power to remove the residents' effects if this is not observed.
7. It is not permitted to keep pets in the room wing. In the apartment wing, it is allowed to keep either a dog up to a medium size or a neutered cat.
The pet must be registered at the property office and the terms of the permit must be complied with.
8. The waste chute may only be used for kitchen waste. All other waste such as cardboard, light bulbs, newspapers, batteries and other sharp or harmful items must be handed in for waste sorting in the corridor under the apartment wing. Glass must be delivered in recycling containers.
9. The kitchen is part of the lease. Failure to tidy up and clean is therefore considered a breach of the lease.
10. Common areas such as the garden, roof terrace and the rectum must always be left in a tidy condition. Violation of this is equated with breach of lease, which may lead to termination of the lease or reduction of the kitchen allowance.
11. The dormitory is smoke-free, this applies to both your own tenancy and all indoor common areas, note that the greenhouse is also an indoor area. If you moved in before 2016, you may smoke in your own tenancy, if this is stated in the tenancy agreement.
12. Outdoor antennas and the like must not be set up.
13. The music room may not be used on weekdays between 10:00 p.m. and 8:00 a.m.

2. Washroom

1. The laundry may only be used by the dormitory's residents and can be used between 07:00 and 22:00.
2. Whoever comes down first with their clothes is entitled to the first available machine.
3. The laundry can be "queued" so that you can leave the laundry room without losing your right to the first available machine. The first available machine is the machine(s) you queue at. If you are not there when the machine has finished washing, you have lost your turn.
4. If you have clothes in the machine, you have the right to use it again. This applies until you have finished washing, even if others are waiting in line.
5. It is not permitted to use chlorine or colour in the machines.

3. Internet

1. You must not use the network and its shared facilities in such a way that other residents/users are disturbed and/or the daily operations are disrupted.
2. You may not pass on access to the network on a permanent or temporary basis, except for guests in consideration of point 3.1.
3. Residents may not use the network for commercial purposes.
4. You must not without consent try to acquire information that does not concern you personally, including trying to gain access to other people's data, code and/or files. If you inadvertently come into possession of other people's data, you must notify the Network Committee and the owner of the data in question. Likewise, knowledge of such activities of others must be reported.
5. The user is himself responsible for any damage to hardware or loss of data that may occur when using the network.
6. In case of suspicion of infiltration and/or attack on the network, the Network Committee must be notified.
7. When using other networks, including the Internet, you must comply with the rules applicable on these networks.
8. You must not use the network for illegal activities, e.g., child pornography and pirated software, including illegal copying of files. The Net Committee and the Residents' Council distance themselves from any violations of the law by the users.
9. The network committee is at all times allowed to monitor network traffic if there is a need for it, e.g., in case of suspicion of abuse or if the monitoring will benefit the operation of the network.

10. It is strictly forbidden to use the IP number of other colleagues, and the name of colleagues, including e-mail addresses.
11. In the event of a breach of the above guidelines, the network committee can act with sanctions in the form of warnings, exclusion/quarantine from the network for a shorter or longer period.
12. The network committee's decisions can be brought to the residents' council.

4. Motorbikes

1. The storage must take place in the period 1st of November – 1st of April.
2. The inspector designates storage rooms and has the right to reject motorcycles if there is a lack of space.
3. The floor under the motorcycles must be sprinkled/covered with moisture-absorbing material. This must be removed again on the 1st of April.
4. A maximum of one motorcycle per resident can be stored.
5. The motorcycle must be labelled with name and room number.
6. The motorcycle must be drained of petrol.
7. The room must not be used as a workshop.

5. Sublease

1. Subletting is only permitted with the dorms approval, i.e., all subletting without applying the dorms sublease contract is illegal and will result in termination.
2. A collegian may sublet his room/apartment for a maximum of 2 years.
3. The sublet amount must not exceed the current rent.
4. The sublessee may not sublet to a third party.
5. During the subletting period, the subtenant will be considered a member of the college and as such enter the obligations of the communal kitchen. Therefore, the subtenant will have the same obligations in relation to kitchen tax, cleaning, etc. as an ordinary tenant. The subtenant's attention is particularly drawn to the fact that you are unconditionally liable for damages for damage caused to fixtures, installations, buildings and that violation of the house rules may result in the tenancy being terminated cf. §93 of the Tenancy Act.
6. It is a requirement that the subtenant and landlord must be students and actively studying. This must be documented together with the lease when the agreement is concluded. This applies both when subletting a room and an apartment/room in an apartment.

7. Subletting is only possible in connection with a temporary stay outside the Capital Region (however, Bornholm's Regional Municipality is not included).

6. Internal moving

1. Only the tenant can apply for internal relocation and subletting.
2. You can only sign up on the waiting list for an internal move from a room to an apartment after 6 months of tenancy.
3. All internal moves between rooms must be made by contacting FSB.
4. All internal moves between apartments must take place through the property office.
5. You may want a specific room, not a specific apartment.
6. It is permitted to decline offers for internal relocation, but you will then be moved to the bottom of the list.
7. The 3-room apartment is mainly for couples with children.
8. After 3 months in an apartment, you can apply for an internal move between apartments. This list has priority over the room waiting list.
9. In exceptional cases, you can apply for a dispensation from the Residents' Council to skip the waiting list.

7. Moving out

1. The home must be vacated by 09.00 on the termination date.
2. If holes are drilled in the walls, plugs and the like must be removed, and the holes must be filled and sanded down.
3. The home must be painted in light colours.
4. The home must be cleaned.
5. The inspector must be contacted in good time before moving out, so that an agreement on sewing the home can be made. If desired, a member of the residents' council can witness the sewing.

8. Pets

1. It is not permitted to keep pets in the room wing.
2. In the Apartments, it is permitted to keep either a dog up to a medium size or a neutered cat. (The size definition is taken from the Danish Kennel Club).

3. The pet must be registered at the property office and the terms of the permit must be complied with.

9. Common areas

1. The residents' council lays down the rules for the use and use of the college's premises, including exercise rooms, party rooms, music rooms etc., at a regular residents' council meeting.

10. The Party committee

1. All residents can participate in the party committee.
2. The party committee has its own cash register and its own treasurer.
3. If the party committee ends, the committee's money must go back to the residents' council's coffers.
4. The committee's treasurer must present accounts at the residents' meeting.

11. Residents Council

1. Guidelines for the residents' council's work are laid down in accordance with executive order no. 666 on the organization of youth housing that has been built with public support (Appendix 1). In addition to the rules specified below, reference is also made to this executive order.
2. There are up to 11 members of the residents' council and in addition 11 personal deputies. These are elected at a general meeting, but there must always be an odd number. One is elected for a two-year period from 1 November to 31 October. If you do not want to serve out your term or move out of the dormitory, someone else must be elected at a residents' meeting who can serve out the term. Re-election may take place.
3. The Residents' Council can set its own rules of procedure in compliance with applicable laws and regulations regarding the Residents' Council.
4. The residents' council is obliged to represent the college students on the board of the college. The residents' council has the right to nominate two members to the board.
5. Residents' council meetings are closed and are convened as needed. Only residents' council members, or their deputies if the residents' council members are not present, have the right to vote at these meetings.
6. The residents' council is only competent to make decisions if at least 2/3 of the members or their deputies are present.

12. Residents meeting

1. The residents' meeting is held every year in the month of October. Residents' meetings must be called with a minimum of eight days' notice. All residents must simultaneously receive the annual accounts in the form of key figures for the year's operation and status

as well as the key figures of the operating budget for the coming year. The board is also convened in writing.

2. All residents of the college can participate and have the right to vote. Everyone can make suggestions for the agenda. However, these must be in the hands of the secretary no later than five days before the residents' meeting.
3. The residents' meeting has decision-making power based on a simple majority vote among those present. You cannot vote by proxy.
4. Residents' meeting can choose to send out a proposal for a preliminary vote among all the dormitory's residents. When a proposal has been put to a preliminary vote, a new preliminary vote can only be held on the same proposal after a new residents' meeting has been held.
5. Elections to the residents' council take place by written ballot if more candidates are nominated than there are vacant mandates. Each resident has a vote. Selection of substitutes takes place according to the same guidelines.
6. The agenda for the residents' meeting must contain the following items:
 1. The residents' council's annual report by the chairman.
 2. Presentation and approval of annual accounts for the self-governing institution Kollegiegården (including the residents' council's fund, the bowels and the festival committee).
 3. Election of members to the residents' council, if the election period for these has expired.
 4. Election of members to the residents' council, if these have resigned from the residents' council before the election period has expired.
 5. Election of substitutes for the residents' council, if the election period for these has expired.
 6. Election of substitutes for the residents' council, if these have resigned from the residents' council before the election period has expired.
 7. Election of the chairman of the residents' council (chosen from among the members of the residents' council).
 8. Appointment of board members if the election period has expired
 9. Appointment of substitutes for the board members if the election period has expired.
 10. Election of auditor.

11. Possibly adoption of new rules of procedure.

12. Proposals received.

13. Optionally

13. Extraordinary residents meeting

1. An extraordinary residents' meeting can only occur if:
 1. The residents' council sees reason to do so, or
 2. A minimum of 1/4 of the residents want a certain proposal processed, or
 3. It was decided at a previous residents' meeting, or
 4. The board wants it.

14. The lawn*

1. Ball games are allowed if the lawn is dry, and the game is not a nuisance.
2. The inspector can issue a ban on playing on the lawn.
3. Football boots with studs may not be used.

15. Gym*

1. The room may be used all days between 7:00 a.m. – 10:30 p.m. First user(s) have priority, i.e., he/she/they have the right to the room alone for the duration of the training. Other users may be rejected during this period.
2. The exercise room must be left in a neat and tidy condition, i.e., no loose weight plates on the floor, and possibly garbage must not be left in the room.
3. Music in the room is allowed if users agree on the music or if it is heard through headphones.

16. The Gut*

1. Only residents of the college can rent and hold events in the college's party room The Gut and The Rectum.
2. It is only possible to rent The Gut on Friday and Saturday. The residents' council can grant a dispensation to rent it on other days.
3. When reserving The Gut, DKK 500 is paid in rent, these are paid into The Gut's account no later than 5 days after the reservation, otherwise the reservation will be deleted. The deposit is DKK 2000 and must be transferred no later than one week before the rental day.

4. When booking the Intestine and the Rectum at the same time (big party) a deposit of DKK 700 and DKK 2000 is payable. The party must be aimed at the dormitory's residents and where a high level of participation is expected. Renting of both premises can only take place after dispensation from the residents' council.
5. Parties in The Gut must be open to other residents after 22. In addition, as min. beer is sold in the bar.
6. The music systems have a fixed maximum sound level, which must be observed. Your own stereo system, disco or live music may not be used. Exemption for live music can be applied for by written application to the Residents' Council, no later than 3 weeks before.
7. No music may be played in The Gut between 05:00 and 10:00
8. The tenant has the party room, toilets, tables, chairs, fridges, stereo system and bar. The tenant is responsible for everything being returned in the same condition and may be subject to compensation claims in the event of non-maintenance.
9. The deposit will be refunded by contacting The Gut boss. If this does not happen until 4 weeks after the party, it is considered a donation to the intestinal fund.
10. No other draft beer facilities may be used in The Gut than those rented through the Draft Beer Committee.
11. The draft beer system must not be switched off, and the settings of the draft beer system must not be changed.
12. The Gut has its own finances via an account under the residents' council.
13. The Gut must present accounts at the residents' meeting.

17. The Rectum*

1. The Rectum will be open weekdays from 8 am until 11 pm. Weekends the opening hours will be from 8 am until midnight.
2. The Rectum cannot be reserved.

18. Draft beer plant*

1. The draft beer facility can be rented by the draft beer committee.
2. The draft beer facility may only be used in agreement with the draft beer committee.
3. The draft beer facility may only be used for products purchased through the draft beer committee.
4. The draft beer system must not be switched off.

5. The settings of the draft beer system must not be changed.

19. Green house*

1. The green house cannot be reserved.

20. Appendix

1. BEK nr 666 of 27/09/1991

Chapter 1

Scope of the rules

§ 1. The executive order applies to:

- 1) Youth homes referred to in section 67, subsection 1 of the Housing Construction Act, cf. Executive Order No. 525 of 10 July 1990, if they are organized as an independent institution.
- 2) Youth homes that receive subsidies to reduce the rent in accordance with § 73 a of the Housing Construction Act, cf. Executive Order No. 525 of 10 July 1990, if they are organized as an independent institution.

PCS. 2. For youth housing belonging to non-profit housing companies, the rules for non-profit housing companies apply.

Chapter 2

The institution's board of directors

§ 2. The youth housing institution's board has the overall management of the institution and handles the institution's affairs according to the rules in this executive order and the institution's articles of association.

PCS. 2. The board must ensure proper operation of the institution. Operations must be organized according to rational administration methods, and administration expenses must be kept to the lowest possible level.

PCS. 3. In the administration, the residents' interests must be taken care of, and the institution's affairs handled as best as possible.

PCS. 4. The board is responsible for letting and terminating the housing in accordance with the relevant regulations.

§ 3. The board is responsible for drawing up the budget and annual accounts for the institution. The board is responsible for the presentation of accounts, budgeting and rent determination in accordance with the rules in the Danish Housing Agency's executive order no. 179 of 16 March 1988 on the operation and supervision of youth housing that has been built with state aid, with later amendments. The board also decides on the day-to-day administration.

PCS. 2. Significant changes, purchases or sales of the institution cannot be made without a decision by the institution's board. A decision to this effect must be approved by the Danish Building and Housing Authority following a recommendation from the municipal council. The provisions to this effect must be registered on the institution's property.

PCS. 3. The board's decision on boundary changes or mortgaging of immovable property must be approved by the Kingdom of Denmark's Hypotekbank and Finansforvaltning based on the municipal board's recommendation in accordance with section 19 of the Housing Authority's order no. 179 of 16 March 1988 on the operation and supervision of youth housing that is built with state aid with later changes. A provision to this effect must be registered on the institution's property.

PCS. 4. Decisions on changes to the articles of association for the institution are made by the board with a 2/3 majority. A decision to this effect requires the approval of the municipal council in accordance with § 13 of the Housing Authority's order no. 179 of 16 March 1988 on the operation and supervision of youth housing that has been built with state aid, with subsequent amendments.

Deviations from the normal statutes drawn up by the Danish Building and Housing Agency for self-owned youth housing institutions that are built with public support require the agency's approval.

PCS. 5. The position as a member of the institution's board is unpaid. The institution incurs reasonable expenses in connection with the board's work.

§ 4. The municipal board appoints the board members. One third of the board members are appointed directly by the municipal board without recommendation. The second third of the board is appointed following a recommendation from the residents in accordance with a decision at an ordinary residents' meeting, cf. § 12. The last third is appointed following a recommendation from the management of the educational institutions whose education applicants are assumed to be residents of the youth housing institution. The municipal board makes the final administrative decision on who will be members and deputies of the board.

PCS. 2. The board must include 3 or 6 members.

PCS. 3. At the same time as the appointment of board members, the municipal board appoints substitutes for them. The alternates are nominated in the same way as the board members, cf. subsection 1. The alternates' term of office follows the election periods set for the board members for whom they are alternates.

PCS. 4. The board members nominated by the residents of the youth housing institutions must also be elected members of the residents' council, cf. section 12, subsection 1.

PCS. 5. Board members and alternates who are nominated by the management of the educational institutions or appointed directly by the municipal council cannot be education seekers or other young people with special needs.

PCS. 6. The board informs in writing in a reasonable time before the appointment to the board, cf. subsection 7, those in subsection 1 referred to the management of educational institutions regarding the right to nominate members and alternates to the board. The board also informs the municipal board about the nominated board members and alternates.

PCS. 7. The appointment applies, as far as the members who are appointed directly by the municipal council are concerned, for the municipal council's election period. For the other members, the appointment applies for 2 years, and half leave each year. If the board consists of 3 members, 1 member resigns each year. The reappointment can take place. At the first appointment, it is decided by lot which board members will resign first.

§ 5. If the required number of board members cannot be appointed according to the guidelines in § 4, subsection 1, the municipal council may appoint such members as it deems suitable. A maximum of one-third of the members can be appointed from among young people seeking education or other young people with special needs.

Chapter 3

Residents' council. Residents' meeting

§ 6. The residents of the youth housing institution have the right to influence the operation of the institution according to the rules in §§ 8-10, if they decide on this at a residents' meeting and elect a residents' council to exercise influence, cf. § 7 and § 12.

§ 7. The residents can elect a residents' council, cf. § 6. The residents' council must consist of an odd number of members, cf. § 12. There must be at least 3 members, one of whom is chairman.

PCS. 2. Eligible as members of the residents' council are residents of the youth housing institution.

PCS. 3. The term of office for residents' council members and their deputies is 2 years. Re-election may take place.

PCS. 4. The position as a member of the residents' council is unpaid. The institution bears reasonable expenses in connection with the residents' council's work.

PCS. 5. The residents' council can make further provisions on the performance of its duties in an order of business.

§ 8. The residents' council monitors the state of maintenance and care of the property and ensures that there is good order in the institution. Any inquiries in this regard are made to the board.

PCS. 2. The residents' council can, with the approval of the residents' meeting, cf. § 11, adopt changes to the house rules submitted by the board of the youth housing institution. The proposal for new house rules must be sent to all residents prior to the residents' meeting.

PCS. 3. The residents' council must be informed about the employment and dismissal of property officials.

PCS. 4. The residents' council is summoned by the board to a meeting with the building expert about organizing the 5-year inspection, cf. § 62 c, subsection 1 of the Housing Construction Act. The residents' council has the right to be present at the inspection and to be informed of the report that is submitted based on the inspection.

PCS. 5. The residents' council can, with the approval of the residents' meeting, decide whether the distribution of the costs for heat and electricity must be done based on either the heat distribution meter/electricity meter, or whether the distribution must be done according to the gross floor area or volume. The residents' council can also, with the approval of the residents' meeting, decide that the expenses for water must be distributed based on individual water meters. If at least 1/4 of the residents' meeting's voting participants make a claim to this effect, the final approval of the decision must, however, take place by tie vote among the institution's residents in accordance with the rules in section 11, subsection 5.

§ 9. The operating budget prepared by the board of directors for the institution must be submitted to the residents' council before the board's final approval. The residents' council submits the institution's budget for the coming operating year to the residents' meeting, cf. section 12, subsection 2.

PCS. 2. The residents' council may, after presentation at the ordinary residents' meeting, cf. section 12, subsection 1, and the residents' meeting in accordance with § 12, subsection 2, within the framework of the operating budget that is forwarded for the municipal board's approval, decide on the order in which the board must carry out maintenance and improvement works as well as renewals in the institution.

PCS. 3. The residents' council can decide that reasonable modernization works must be carried out in the institution (remodelling, including energy-saving measures and technical installations), collective facilities (laundries, common rooms, etc.), extraordinary renovation works and repair of building damage. The residents' council can also decide on the operation and furnishing of common rooms in the institution, as well as on the establishment of leisure activities and the like in the institution.

PCS. 4. If the residents' council agrees at the same time to the rent increase that is necessary to implement decisions according to subsection 3, the board must seek to have the proposal implemented. The Resident Council's decisions pursuant to subsection 3 must be approved at a residents' meeting before the board, in principle, seeks to implement the proposal. The Resident Council's decisions pursuant to subsection 3, 1st sentence must also be approved at a residents' meeting before the works begin, if the total costs for carrying out the works after a tender has been

held have increased by more than 15 per cent. If the expected rent increase exceeds 15 per cent. of the applicable annual rent and at least 1/4 of the residents' meeting's voting participants make a claim to this effect, the final approval of the decision pursuant to subsection 3, 1st sentence, however, take place by first vote among the institution's residents according to the rules in section 11, subsection 5.

PCS. 5. The board of the institution cannot carry out the works mentioned in subsection 2 in a different order than the residents' council has approved, unless the municipal council issues an order to this effect. The board of directors of the institution cannot, without the consent of the residents' council, which has been approved by the residents' meeting, carry out works mentioned in subsection 3, unless the municipal council issues an order to this effect. The board can, however, have necessary maintenance work carried out on the property if the work is of such a nature that they cannot wait for the residents' council's decision without significant inconvenience.

PCS. 6. Annual accounts for the institution must be submitted to the ordinary residents' meeting by the residents' council for approval before the board's final approval, cf. section 12, subsection 1. If the residents' council is not elected, annual accounts for decisions pursuant to subsection 1-3 are submitted to the residents' meeting by the institution's board.

PCS. 7. The institution's board refers any disputes between the board and the residents' council about the operating budget and between the board, the residents' council or the residents' meeting about annual accounts to the municipal board, which makes the final administrative decision. Bringing any disputes before the municipal council has a suspensive effect as far as the execution of the works is concerned.

§ 10. The residents' council can decide that the final decision on questions that belong to the residents' council must be made by first vote among the institution's residents according to the rules in § 11, subsection 5.

§ 11. The residents' council summons all residents in writing to a residents' meeting with at least 8 days' notice. The notice must be accompanied by an indication of the item or items to be discussed at the meeting, cf. however subsection 3. At the same time, the board is convened in a similar manner.

PCS. 2. Residents of the youth housing institution have access to the residents' meeting and the right to vote on it. Each resident has 1 vote. The board also has access, but without the right to vote, unless the person in question is a resident of the institution.

PCS. 3. Anyone who according to subsection 2, has access to the residents' meeting, has the right to have a specified topic dealt with at the meeting and to take the floor. Proposals that are to be dealt with at the ordinary residents' meeting must reach the residents' council no later than 5 days before the meeting. Proposals are sent to the institution's residents no later than 3 days before a residents' meeting.

PCS. 4. The decisions of the residents' meeting are made based on a simple majority vote among those present. You cannot vote by proxy.

PCS. 5. The residents' meeting can decide that the final decision on topics that are to be discussed at the residents' meeting must be made by subsequent first vote among the residents of the youth housing institution, where each resident has 1 vote. The result of the primary vote is decided based on a simple majority of votes among those participating in the primary vote. When a proposal has been submitted to a preliminary vote, a new preliminary vote on the same proposal can only take place after holding an ordinary residents' meeting.

§ 12. The residents' council must arrange for an ordinary residents' meeting to be held every year no later than 5 months after the end of the financial year. The agenda for the residents' meeting must include at least the following items:

- 1) Presentation of the residents' council's report for the past year.
- 2) Presentation of the institution's annual accounts for approval.
- 3) Election of chairman of the residents' council and other residents' council members as well as deputies for all residents' council members.
- 4) Appointment of board members and their deputies.
- 5) Treatment of those in § 8, subsection 2-3, conditions in question.

PCS. 2. Each year, the residents' council must present the institution's budget for the coming operating year to the residents' meeting no later than 4 months before the end of the financial year.

PCS. 3. Extraordinary residents' meeting is held when

- 1) the residents' council sees reason to do so,
- 2) at least 1/4 of the residents want a specified topic for treatment,
- 3) a decision to this effect has been made at a previous residents' meeting, or
- 4) the board requests this.

PCS. 4. If the residents of a new institution do not take the initiative to call a residents' meeting within 6 months of moving in, it is the responsibility of the board of the institution to call the first residents' meeting. If a residents' council has been elected, the following residents' meetings are called by the residents' council, cf. subsection 1.

PCS. 5. The annual accounts in the form of main figures for the year's operation and status as well as the main figures of the operating budget are sent to all residents prior to the respective 1 and 2 mentioned meetings. When contacting the board or residents' council, residents must have provided the complete annual accounts and operating budget.

§ 13. If the attendance rate at the annual ordinary residents' meeting is very low, the institution's board of directors can, after negotiation with the residents' council, call a residents' meeting with a proposal to abolish the residents' council as the only item on the agenda. Proposals to abolish the residents' council can only be dealt with at an extraordinary residents' meeting, cf. section 12, subsection 3. If a residents' council has not been established, the annual accounts and the operating budget, cf. § 12, subsection 1-2 and decisions in accordance with § 8, subsection 2 and 5 and § 9, subsection 2-3, the residents' meeting is presented by the institution's board. The board of directors also handles other functions that are assigned to the residents' council.

Chapter 4

Liquidation etc.

§ 14. If the youth housing institution no longer fulfils its purpose, or if it continues to be run at a loss, the board can decide that the institution is dissolved by liquidation. The liquidation must be approved by the Danish Building and Housing Authority following a recommendation from the municipal council.

PCS. 2. In the event of liquidation, the resulting funds are primarily used to pay debts. If there is anything left after that, the Danish Building and Housing Authority decides on its use on the recommendation of the liquidator and the municipal council.

PCS. 3. The liquidation is carried out by a liquidator appointed by the Danish Building and Housing Authority on the recommendation of the municipal council.

Chapter 5

Entry into force

§ 15. The rules in this executive order apply regardless of contrary provisions in the institution's articles of association, foundation or the like.

PCS. 2. The municipal board ensures that the statutes of the youth housing institutions are brought into line with the Norwegian Building and Housing Authority's standard statutes for independent youth housing institutions that have been built with state support, no later than 31 December 1991.

§ 16. The executive order enters into force on 9 October 1991 and has effect for residents' council meetings and residents' meetings held on 1 December 1991 and later, as well as board meetings held on 1 January 1992 and later.

PCS. 2. The municipal board may, however, decide that the election of a new board according to this executive order must only take place at the end of the existing election period.

PCS. 3. At the same time, the Ministry of Housing's Executive Order No. 179 of 20 April 1979 on state-supported dormitories is repealed.

The Danish Building and Housing Authority, 27 September 1991

2. Tenancy law § 153

A tenant can be charged with legal liability pursuant to section 154 when, in the following cases, the tenant engages in behaviour that is a nuisance to the property, the landlord, his employees or tenants in the property or others who lawfully move about in the property:

- 1) When the tenant exercises or threatens physical violence against the persons in question.
- 2) When the tenant's behaviour may endanger the property or the persons concerned, including due to the use of weapons or the storage of dangerous materials in the rented property.
- 3) When the tenant's behaviour causes inconvenience to the persons concerned, such as general insecurity, deterioration of the property's environment or health risk.
- 4) When the tenant, without physical violence, harasses the persons in question.
- 5) When the tenant makes unacceptable noise to a significant nuisance for the persons in question in the form of unacceptably noisy human behaviour, loud musical noise or loud machine noise.
- 6) When the tenant destroys the property or movable property on the property or in common areas.
- 7) When the tenant neglects the rented property.
- 8) When the tenant's pets are a significant nuisance to the persons concerned due to noise, smell, rudeness or causing danger or fear.
- 9) When the tenant, without the cases mentioned in no. 5, engages in noisy behaviour to the detriment of the persons concerned.
- 10) When the tenant's livestock, without the cases mentioned in no. 8, are a nuisance to the persons concerned.
- 11) When the tenant otherwise engages in behaviour that is a nuisance to the property or the persons concerned.

PCS. 2.

A tenant can also be subject to legal action pursuant to Section 154 when the tenant keeps livestock in violation of the tenancy agreement or house rules, regardless of whether the livestock is a nuisance to the property or those in subsection 1 mentioned persons.

PCS. 3.

The tenant can be charged with legal liability, regardless of whether it in subsection The behaviour described in 1 and 2 is carried out by the tenant himself, the tenant's household or others to whom the tenant has given access to the rented property

3. Tenancy law § 154

If the tenant has disregarded good customs and order, cf. § 153, the rent board may impose one of the following legal consequences on the tenant:

- 1) The tenancy can be made conditional, so that if the tenant violates specified conditions regarding behaviour in the property within 1 year of the decision, there is a basis for the tenancy to be terminated or cancelled in accordance with the rules in chapters 20 and 21.
- 2) The tenant may be given a warning that repeated violations of good manners and order, cf. § 153, may lead to the tenancy being made conditional in accordance with No. 1, or to the tenancy being terminated or cancelled in accordance with the rules in chapter 20 and 21.

PCS. 2.

It is a condition for a tenant to be subject to legal action for disregarding good customs and order according to subsection 1, that the disregard occurs despite the landlord's reminder