



# Your rights as a tenant

Information for recipients of unemployment benefit II or social assistance

## What you should be aware of when renting a home

### **Before you sign the tenancy agreement,**

you should definitely ask the responsible agency to **confirm in writing** that it will pay

- the monthly rent,
- the costs of moving,
- the rent deposit or cooperative shares.

Please present the following for the so-called **contractual undertaking**:

- a **tenancy agreement that has not yet been signed** or
- a definite tenancy offer.

### **Costs of moving**

Talk to your case worker before you plan a move. The costs of moving will be assumed only if the move is **necessary**. A move is for example necessary if you cannot stay in your home for health reasons or if you have separated from your spouse or partner.

There are other reasons why a move is necessary. You can find them on the Internet at [www.hamburg.de/infoline](http://www.hamburg.de/infoline) (Fachanweisungen zu § 22 SGB II und § 35 SGB XII).

### **How high the rent is allowed to be**

How high your rent is allowed to be depends on how many people live with you in the household. The maximum rent permitted is stipulated by the so-called **levels of appropriateness**. If the responsible agency is to take over your rent, the rent for your home must not be more expensive than these levels.

You can find the current levels of appropriateness on the Internet at <http://t.hh.de/1016372>. In certain situations or in some parts of the city additional allowances can be added to the levels of appropriateness. You can obtain more detailed information from your responsible agency or at [www.hamburg.de/infoline](http://www.hamburg.de/infoline) (Fachanweisungen zu § 22 SGB II und § 35 SGB XII).

### **What you should be aware of when viewing a home**

Before you decide on a home, you should view it. Take note of the following important points when doing so:

- Is the home in good condition (for example the sanitary facilities, windows, walls)? Is there no vermin or mould?
- Do the details in the tenancy offer correspond to the actual situation? For example: if a built-in kitchen is stated in the tenancy agreement, it must actually exist.
- If you will be sharing a home with other people:
  - How much space are you entitled to?
  - Do you have sufficient private space?
  - Can the kitchen and bathroom be used appropriately?

- Does the information in the tenancy offer correspond to the tenancy agreement (for example the level of the rent, agreements about graduated rent)?

### What you also need to know:

- ⊗ In principle you should not pay any agency fees.
- ⊗ You only need to pay other costs (for example the rent deposit) after the contract has been concluded.

#### What is the responsible agency?

The agency from which you receive benefits for living costs is the responsible agency, in other words either at a site run by Jobcenter team.arbeit.hamburg or the Agency for Basic Security and Social Welfare or the social services centre in your District Office.

### Are you having problems with your landlord?

- Do you suspect that your additional costs statement is incorrect or too high?
- Your rent is going to be increased (after refurbishment)?
- You have the impression that the rent is too high for the condition of your home?
- You have the feeling that your landlord is exploiting your situation?
- Your home is much smaller than stated on the tenancy agreement?
- Do you have major defects, for example mould or damp walls in your home?
- Do you have doubts about the legality of some of the demands made by your landlord?

Then please inform your responsible agency. **We will help you if there are problems with your landlord.** If there are serious adverse effects or major defects, the responsible agency will assume the costs of your membership in the tenants' association for one year. You will receive a cost assumption declaration, which you can show to the tenants' association. You can decide which tenants' association you wish to support.

### The following tenants' associations in Hamburg will support you:

#### Interessenverband Mieterschutz e.V.

Fuhlsbüttler Straße 108  
22305 Hamburg

Telephone: 040/690 74 73

Email: [hamburg@iv-mieterschutz.de](mailto:hamburg@iv-mieterschutz.de)

Internet: [www.iv-mieterschutz.de](http://www.iv-mieterschutz.de)

#### Mieter helfen Mietern e.V.

Bartelsstraße 30  
20357 Hamburg

Telephone: 040/431 39 40

Email: [info@mhmhamburg.de](mailto:info@mhmhamburg.de)

Internet: [www.mhmhamburg.de](http://www.mhmhamburg.de)

#### Mieterverein zu Hamburg von 1890 r.V. im Deutschen Mieterbund

Beim Strohhause 20  
20097 Hamburg

Telephone: 040/8 79 79-0

Email: [info@mieterverein-hamburg.de](mailto:info@mieterverein-hamburg.de)

Internet: [www.mieterverein-hamburg.de](http://www.mieterverein-hamburg.de)