

## The pipes

- ▶ You have to protect the **pipes** everywhere where you can reach it,
- ▶ Make sure there is no water **flood**,
- ▶ Isolate the pipes with **foam rubber** or **newspapers**.



- ▶ Check if the **gutter** is unblocked.

## Starting from the winter

The following advices are **only** for the **outdoor rooms**, non inhabited and little heated.

- ▶ Shut down your individual water counter,
- ▶ Let all the water to **come out** by opening the taps and flushing the toilet,
- ▶ Open up the water **only when you need some**,
- ▶ If you can not shut down the water counter, let the tap run where it's most cold.



When it's very cold, the tenant **must heat** (a little bit) the spots where the water pipes are.

## Available leaflets

### Steps to take

- 1 - Looking for a housing
- 2 - Visit and moving in
- 3 - Lease and rent
- 4 - The fire insurance
- 5 - Housing's rules

### Risks

- 6 - Housing and health
- 7 - Chimney sweep
- 8 - The humidity
- 9 - Maintenance and repairs
- 10 - The danger of CO

### To live better

- 11 - Water and energy saving

### This leaflet is available in following languages :

Albanian	Farsi
English	French
Arabic	Russian
Spanish	Turkish

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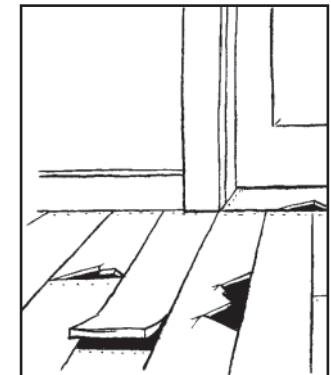
Avec l'appui de la Région de Bruxelles-Capitale

## Risks

# LEAFLET N°9 MAINTENANCE AND REPAIRS

English

Or "What are the damages I am responsible for?"



RENT HOUSING



**A tip!**  
Take the same leaflet in French to learn the vocabulary



## WHO IS RESPONSIBLE ?

### The tenant

The tenant **has to maintain** his housing, that means :

- 1) To clean regularly.
- 2) To repair and replace everything that was broken by him or his family (window, door, sink, fuse, stains).
- 3) To do the **small repairs** (as a leaking tap, etc.)

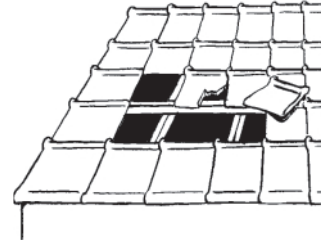


- 4) To maintain the **boiler once a year** (from 90 up to 120 €) and to do the **chimney sweep**.
- 5) To maintain the **water-heater once a year** (approximately 65 €).
- 6) To supervise the general state of the housing (interior and exterior).
- 7) To supervise the pipes', the toilet and bathroom fittings.

### The landlord

The landlord has to take care of :

- 1) To maintain and to repair the **outside part** of the building (roof, façade, balcony, painting).
- 2) To repair very **old devices** or those that are out of line.
- 3) To repair **as fast as possible** the damages he is responsible for.



- 4) To do the **carcass work** (electric installation, plumbing, central heating, water and gas pipes, floor, etc.)

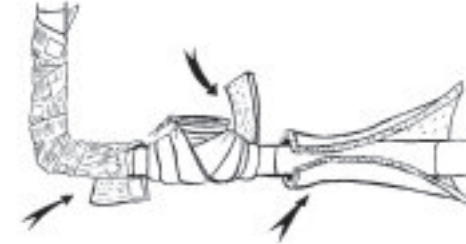
## PROTECTION AGAINST THE FROST

The tenant is **responsible** for the frost protection of his housing **if it contains** :

- ▶ Rooms without heaters,
- ▶ Pipes and counters outside or in unheated room,
- ▶ Outdoor WC.

Protect the **water** pipelines :

- ▶ The pipes,
- ▶ The counter,
- ▶ Outdoor water points.



You have to protect the **WC** (flushing system, pan, pipes) and **sinks**, washbasins, **bathtubs**, showers situated outside or in unheated rooms.

In the rooms :

- ▶ Close the windows and **unheated places**,
- ▶ Repair the **broken windows**,
- ▶ Stuff the **holes in the cellars** and any openings.



The tenant must inform the landlord about important problems by sending him a **registered mail**.



The **tenant** informs his **landlord** about :

- ▶ The **leaks and damages** he is not responsible for,
- ▶ The **taken precautions** before and after registering the damages.

Keep all the **bills** for the devices you've bought. In case of **problem** this documents will help you to prove that you had taken all the necessary precautions.