



## FAQ: STUDENT HOUSING IN TIMES OF COVID-19

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### Do I have to expect a termination if I cannot pay my rent at the moment?

In accordance with the change in the law, the Studentenwerk will also not give notice of termination for good cause **only because of default of payment**, which would be possible under § 243, paragraph 2, sentence 1, no. 3, for the period from 01.04.2020 to 30.06.2020.

**However, this is subject to the condition** that the non-payment of rent is due to the effects of the COVID-19 pandemic. Such a connection must be substantiated by the tenant. For the credibility, the tenant must confirm in writing with his signature that the non-payment is due to the current COVID-19 pandemic. For this purpose, account statements in case of over-indebtedness or a confirmation from the employer in case of job loss can also be presented.

### Do I still have to pay rent in the current situation?

The introduced regulation of the exclusion of termination has no consequences for the due date of the rent payment. **The rent remains due as agreed in the rental contract.** The untimely payment can only not currently be used as a reason for termination.

### What can I do if I am currently unable to pay the rent?

**If you are unable to pay the rent, please contact the relevant staff member of the Student Housing Department immediately.** Payment arrears from the period 01.04.2020 to 30.06.2020 can be deferred on request or instalments can be agreed individually in writing.

The Studentenwerk does not currently charge interest on deferred rent payments.

You find the deferral request at the German website of the Studentenwerk "FAQ Wohnen".

### I have a rental contract that started before 01.03.2020. Do I have special termination rights due to the pandemic/ due to the postponed start of the semester/ due to the suspended lecture period?

Unfortunately no. For all tenants who have concluded a rental agreement that began before 01.03.2020, the termination rights as stipulated in the rental agreement apply.

There is no special right of termination due to the pandemic. There is also no right of termination due to the postponed start of the semester or the suspended start of lectures



**How does the Studentenwerk deal with the obligation to wear masks and the restrictions on contact in the student residences, which will be in force in Bavaria from 27 April 2020?**

The Bavarian state government has decreed that from April 27 2020 on, a mask obligation will apply in certain areas of public life.

Within the framework of this decree, the Bavarian Student Unions ("Studentenwerke") were requested to develop a protection concept for student residences.

Therefore, **the following regulation will apply to all student residences of the Studentenwerk Niederbayern/Oberpfalz from April 27 2020:**

- Tenants are strongly recommended to wear face masks when leaving the individual student residence
- This recommendation exists for communal kitchens, laundry rooms, sanitary areas and the traffic routes of the student residence
- Restrict personal contacts in communal kitchens, laundry rooms, communal sanitary areas. Use these areas individually and one after the other. It can be helpful to draw up a plan of use.

This recommendation is fulfilled by using a mouth-and-nose cover, it is also possible to use scarves or similar. For tenants who do not own masks, they can be obtained to a limited extent through the Studentenwerk.

To do so, send an email to the caretaker responsible for your student residence. The contact details of the caretaker can be found on the Studentenwerk's website in the "Housing" section on the pages of the respective halls of residence: <https://www.stwno.de/en/housing>