FAQ: STUDENT HOUSING IN TIMES OF COVID-19

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.

For more Information see: www.stwno.de/corona

Version 1: 9. April 2020