

# RENTAL AGREEMENTS: KNOWING YOUR RIGHTS

TWO OUT OF THREE LANDLORDS OVERCHARGE FOR RENT-CONTROLLED HOUSING, BUT AS A TENANT, IT CAN BE HARD FINDING OUT IF YOU'RE OVERPAYING. RENTHERO CAN GUIDE YOU THROUGH ALL OF THIS.

PHOTOGRAPHS **ISTOCK.COM** TEXT **ALEX DAGIL**

**LIKE MANY PEOPLE** looking for housing in Copenhagen, it can be difficult to find affordable apartments with the right location. When I personally stumbled upon a nice apartment, I quickly reached out to arrange a viewing. I was told, "No, you can't come to a viewing, this apartment is for expats only". The hard no came from a large rental agency, which made me curious as to why they were turning potential Danish tenants away and only renting out to expats.

After numerous Google searches and conversations with my friend who worked as an attorney, we found out that a huge part of the rental apartments listed are rent-controlled and some landlords are systematically overcharging unknowing expats who are desperately searching for housing. Often they also add illegal time-limitation to create leverage over their tenants.

Most expats don't know that in Denmark all buildings built before 1992 are rent-controlled. This law is put in place to ensure social mobility for people who can't afford to purchase apartments and to keep housing prices down, as homeowners are encouraged to sell instead of renting out their homes. It's so tough as a tenant, it can be difficult to find out if you're overpaying and many people fear eviction if they challenge the rental contract.

## WE WANTED TO HELP EXPATS

That's why we launched Rent Hero - to help expats be informed of their rights and get professional assistance when challenging the rent. So far we've been in contact with more than 500 expats and have won all our cases saving multiple tenants 40-80.000 DKK a year on housing.

So how can you know if you're overpaying for rent-controlled housing? As a rule of thumb, the price for a fully renovated and modernised apartment in Copenhagen should be around 11.500 DKK for 100 square meters. And the building has to have been built before 1992.

If your apartment has a new kitchen/bathroom your rent should be around 7500 DKK for a 100 square meter apartment. Many expats are renting a furnished apartment which also affects the price - but not as much as most people think. On average the cost of renting furniture should only be about 5% of the rent.

We will be discussing rental law in upcoming issues where we'll cover how to make sure you get the most of your deposit back when moving out of an apartment. A large part of the rental industry has its tenant pay for renovations which they shouldn't pay for and it can be complicated navigating the law if you don't know your rights. **THE-INTL**



## DANIEL'S STORY

Daniel moved to Denmark from Israel after finding a new job. When he arrived he started looking for housing and found out the price for an apartment was extremely high. But he had no other option than to take the deal as he needed a place to live. A few months passed and at the start of June he saw Rent Hero's calculator on our website and found out that he was overpaying 25% for his 72sqm apartment in Frederiksberg.

Daniel contacted us and we went through the case and his rights over the phone. He had a lot of questions as he had never heard about these rules when researching moving to Denmark. He decided to pursue the case, and we contacted his landlord with a settlement offer.


After some back and forth for a few weeks, the case got settled, and Daniel got his rent reduced for the remainder of his lease. It's not all cases that end up getting settled outside the legal system, but at Rent Hero we try our best to reach this outcome as it's typically the best-case scenario for everybody.

LEARN ABOUT YOUR RIGHTS AT [WWW.RENTHERO.DK](http://WWW.RENTHERO.DK)



**ALEX DAGIL**  
FOUNDER OF RENT  
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Alex was born and raised in Denmark. Since 2011 he has been working as an entrepreneur building new and innovative products primarily in the real estate business. The latest project is Rent Hero which seeks to help expats get a fair deal on their lease when renting housing in Denmark.

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