DO YOU HAVE DAMP AND MOULD IN YOUR RENTED PROPERTY?

INFORMATION FOR PERSONS LIVING IN A SOCIAL DWELLING
There should not be damp and mould in a dwelling irrespective of whether mould growth is visible or hidden.

It is therefore important that you are aware of whether there are signs of damp and mould, and – if there are – that you do something about it.

Some brief information on damp and mould in dwellings

It requires damp materials for mould to be able to grow. Mould spores only grow in buildings with damp, i.e. damp structures or high air humidity in the rooms.

Damp in structures can be caused, among other things, by leaks in the roof or facades, rising soil moisture, or leaks in vapour barriers or thermal bridges.

High air humidity can be caused, among other things, by lack of heating, ventilation and airing, or by drying wet clothes indoors.

Mould spores can be troublesome. They can produce an unpleasant smell and give off harmful substances. Mould can cause illnesses in residents if there are large areas of mould growth in the dwelling for a prolonged period.

In this brochure you can read about what you should do if you think you have mould in your dwelling or the property you rent.

The brochure also contains a chart of your legal options and rights if you have mould in your dwelling.
If you become aware that areas of your dwelling may be damp or mouldy, you should first report it to the property administration or the property office to have the problem investigated further.

What should the property administration do?
After you have reported the problem, the property administration should investigate as soon as possible whether you have mould or anything else that is harmful.

The investigation will usually start with the property office inspecting the property. After the inspection, the property administration will decide whether further technical investigations need to be carried out. If the investigations show that there is mould damage, the damp problems should be addressed and the mould should be cleaned from the affected areas.

If you have mould that has arisen solely due to improper use of the building, e.g. insufficient heating and ventilation, you will be responsible for removing the mould yourself. However, if the mould is not due to improper use of the building, the landlord is responsible for removing the mould.
YOU CAN COMPLAIN TO THE RESIDENTS COMPLAINTS BOARD

If the property administration fails to take action on the reported problem, or if you disagree with the property administration on the solution to the problem, you can refer the matter to your local authority’s Residents Complaints Board.

The Residents Complaints Board can order the landlord (the housing organisation) to carry out specific maintenance work to remove the mould and the cause of it. The Residents Complaints Board can set a deadline for when the problem must be rectified, but the Board cannot order the landlord to carry out improvements to prevent the recurrence of mould.
THE LOCAL COUNCIL CAN HELP IF THE PROBLEM IS NOT RESOLVED

The local council is obliged to supervise the area of homes and buildings. Provisions concerning this are contained in the Act on Urban Renewal and Development, the Act on Social Housing, and the Building Act.

The supervisory provisions entail, among other things, that the local council has to take action if it becomes aware that a building or rooms are affected by mould.

You can refer a matter to the local council if the property administration fails to take action within a reasonable time on a problem that you have reported. You can refer a matter to the local council even if the Residents Complaints Board has given a decision.

You can find out more about the action that a local authority is required to take when you report a case of damp in the Vejledning til kommunerne om fugt og skimmelsvamp [Guidelines for local authorities on damp and mould] at www.vfm.dk.

If you disagree with the local council’s decision, you have the option to refer the matter to the Urban Renewal Board. You can do this if the matter concerns interpretation of the law or if the Board believes that the local council’s decision is of general interest or has further major implications for you.
OVERVIEW OF TENANT’S OPTIONS AND RIGHTS

in connection with reporting cases of possible mould to landlords

- **Tenant** suspects mould
  - **Tenant** rectifies the problem
    - Case is closed
  - **Tenant** reports the problem to the landlord
    - **Landlord** investigates the problem
      - **Landlord** rectifies the problem. Case is closed
      - **Landlord** fails to rectify problem or rectifies it inadequately
        - **Tenant** refers case to the Residents Complaints Board
          - **Tenant’s** claim is upheld
            - **Tenant** refers case to a housing court
              - **Landlord** rectifies the problem. Case is closed
        - **Landlord** refuses to investigate
          - **Tenant** refers case to local authority as per rules of Act on Urban Renewal and Development, Act on Social Housing, or Building Act. See Guidelines for local authorities
            - **Tenant** asks local council as the supervisory authority for social housing organisations to order the work to be carried out
      - **Landlord** fails to rectify the problem
        - **Tenant** refers case to a housing court
          - **Landlord** refers case to a housing court
            - **Landlord** fails to rectify the problem
              - **Tenant’s** claim is upheld
                - **Tenant** refers case to a housing court
MORE INFORMATION ON DAMP AND MOULD

This brochure only provides a general description of your options for getting help if your rented property is affected by mould.

You can get further relevant information on mould here:

www.vfm.dk

Material in Danish:

Vejledning om kommunernes mulighed for at gribe ind over for fugt og skimmelsvamp
Guidelines on the local authorities’ options for tackling damp and mould
Danish Ministry of Social Welfare, Danish Enterprise and Construction Authority, Danish National Board of Health

Vejledning til ejere af private udlejningsejendomme om fugt og skimmelsvamp
Guidelines for owners of private rental properties on damp and mould
Danish Ministry of Social Welfare

www.skimmel.dk

Brochure in English:

Is your dwelling mouldy?

Brochures in Danish:

Skimmelsvampesager – en forretningsgang
Cases of mould – a procedure
Federation of Non-Profit Housing Associations in Denmark

Skimmelsvampe – Hvordan ser de ud? Hvordan undgår man dem?
How do you get rid of it?
Mould – What does it look like? How can you prevent it?

Bo sundt – hold fugten væk
Live healthily – keep the damp away
Federation of Non-Profit Housing Associations in Denmark, Danish Building Research Institute

Er din bolig muggen?
Is your dwelling mouldy?
By og Byg, the National Building Fund, Federation of Non-Profit Housing Associations in Denmark