

Reporting tenant

Name: _____

Address: _____

Apartment nr: _____ Phone: _____

Disturbing tenant

Name: _____

Address: _____

Apartment nr: _____

Information on the disturbance

Time for the disturbance: _____

Description of the disturbing event:

I hereby solemnly swear that I, as best I can, has described the disturbance correctly and that the information provided is based on true events. If the case would be referred to a court (tingsrätt) or a rental board (hyresnämnd) later on, I am aware that this document might be used as evidence. I have read the attachment "Information to disturbed tenants" (see the back of this paper).

Signature: _____

Date: _____

- Living in an apartment block means that you have to accept some degree of disturbances, such as occasional parties and nighttime toilet flushes. If you experience daytime noises as disturbing because you work during the night, this does not constitute a reportable disturbance unless it is unusually loud.
- No law states that tenants have to be silent for certain hours. It is primarily the rules set in place by the landlord that determines the conduct of the tenants. Besides those rules, please show courtesy and use your common sense.
- If you and the disturbing person do not have an ongoing conflict, it is recommended to try to talk to that person and describe the disturbance without involving the landlord or another third party.
- Every tenant is responsible for their guests not causing disturbances.
- You are contacting your landlord because of an experienced disturbance, by a neighbour or something similar. The landlord is then obligated to further investigate the circumstances regarding your complaint. As a tenant, you are obligated to cooperate in the investigation.
- In order for the landlord to take measures against a disturbance, it is necessary for the ones experiencing the disturbances to certify the disturbing events.
- If the disturbances are serious enough for the landlord to proceed with an eviction of the disturbing tenant, the landlord will have to prove the disturbances. This is often quite impossible without the help of the disturbed neighbours, such as yourself. You might be called as a witness in a trial because an eviction without solid evidence is often dismissed by a court of law.
- If the disturbance is so grave that it affects everyone in the building, you and your neighbours can sign a more thorough disturbance table, listing all disturbances, which would act as a stronger piece of evidence in a trial.
- Please fill out the disturbance report as thoroughly and detailed as possible. Write down *when*, *where* and *how* the disturbance took place as well as *who* disturbed. When you have described the disturbance, please sign the row below the box. If other people experienced the disturbance, write down their name and phone number and ask them to sign the report as well.
- To file disturbance reports on false ground might eventually lead to someone experiencing you as the disturbing tenant. Repeatedly filing false complaints could force the landlord to take action against the reporting tenant. If the behaviour does not stop, the reporting tenant risks getting evicted.
- Any threats towards tenants or their guests should be reported to the landlord as well as the police. If it is a threat of physical violence, the incident should be reported to the police immediately.