

# LEAVING YOUR ACCOMMODATION

Practical sheet 7



## NOTICE OF DEPARTURE

You can terminate the lease at any time, provided you respect the statutory notice period and pay the rent during the notice period (*1 month in Strasbourg*). The request for termination must be made by registered letter with acknowledgement of receipt.

## NOTIFY YOUR DEPARTURE

- notify the landlord in writing of your wish to leave the accommodation; usually 1 month before the end of the lease in the case of furnished accommodation or 3 months before the end of the lease in the case of empty accommodation. Respect the notice period provided for in the lease in case of early departure (*see "Notice of departure"*);
- cancel or transfer your various subscriptions (*electricity, gas, internet, telephone*) and your home insurance;
- inform the landlord or estate agency of your new address when you leave the property so that they can contact you or send you documents after your departure;
- think about redirecting your postal mail;
- inform your tax office of your new address.

## MOVING-OUT INVENTORY OF FIXTURES

The inventory of fixtures is carried out on the day of departure from the accommodation and with the landlord (*or estate agent*) in order to compare the condition of the accommodation at the beginning and end of the tenancy. Any damage can be observed and, in the event that repairs are necessary, it can be determined which ones will be paid for by the owner and/or the tenant.

Amounts may be deducted from the security deposit for rent, charges, repairs or damage for which the tenant may be held responsible. You avoid the risks by cleaning the accommodation and carrying out the repairs that are your responsibility (*holes in the walls, etc.*).

If no damage is observed in the accommodation at the time of the moving-out inventory of fixtures, the landlord must pay back the tenant the full amount of the security deposit.

The security deposit must be paid back within a maximum period of :

- **1 month** if the moving-out inventory of fixtures complies with the moving-in inventory of fixtures
- **2 months** if the moving-out inventory of fixtures reveals differences with the moving-in inventory of fixtures

This period begins on the day the keys are returned by the tenant, who may hand them over to the landlord or his authorised representative (*the estate agent*), or by registered letter with acknowledgement of receipt. If necessary, you can keep your French bank account during this period so that the amount can be transferred to it.

If the landlord asks you to pay for repairing the accommodation, this must be proven by quotations or invoices. Some damage may be attributable to you (*holes in the walls, deterioration, lack of maintenance, etc.*), but not the wear caused by the age of the furniture and equipment.

**The moving-out inventory of fixtures** must be signed by the landlord and the tenant. Each keeps an identical copy.

→ For non-EU citizens, if you move to another city in France, you must inform the Préfecture (*administrative centre*) of your new location.

