

Restoration of a Housing Unit to Its Original Condition before Moving Out

Illustrated example of which party is responsible for the cost of restoration when a housing unit is vacated.

1. UR bears the costs of repairing wear, tear, etc. connected with normal everyday use; tenants are not charged.
2. Tenants are charged for the costs of repairing wear, tear, etc. arising from actions attributable to the tenants, such as intentional, negligent, or other use that runs counter to the normal ways a housing unit is occupied and used.

Tatami mats

Costs charged to tenants

- Cigarette burn marks
- Conspicuous deformation to flooring from heavy loads or the like
- Scratches due to the inadvertent pulling of furniture

Costs paid by UR

- Tatami mat surface wear caused by everyday use
- Discoloration from exposure to the sun

Sliding doors

Costs charged to tenants

- Excessive stains on the paper covering sliding doors (except for fingerprint stains around door handles)
- Torn sliding door paper

Walls (wallpapered)

Costs charged to tenants

- Scratches or tears
- Crayon, magic marker, or other types of graffiti
- Yellowing or odors from tar (such as from cigarettes)

Costs paid by UR

- Marks from heat emitted by the television (electrical burn marks)
- Marks where posters had been hung caused by exposure to the sun

Flooring

Costs charged to tenants

- Cigarette burn marks or stains from ink or other substances

Air-conditioner sleeves

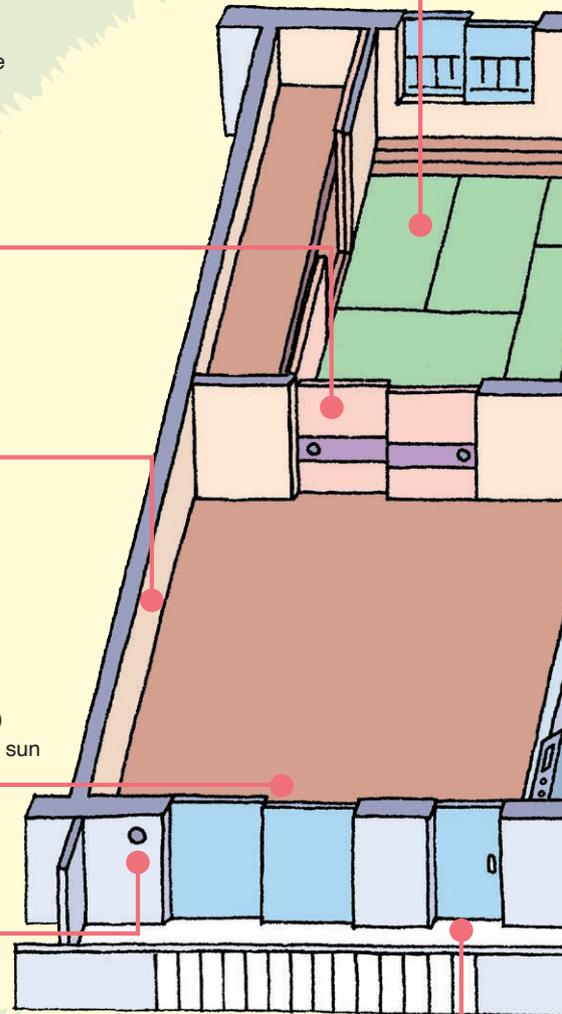
Costs charged to tenants

- Loss of air-conditioner sleeve covers
- Loss of the remote control of the air conditioner / heater (UR installation)

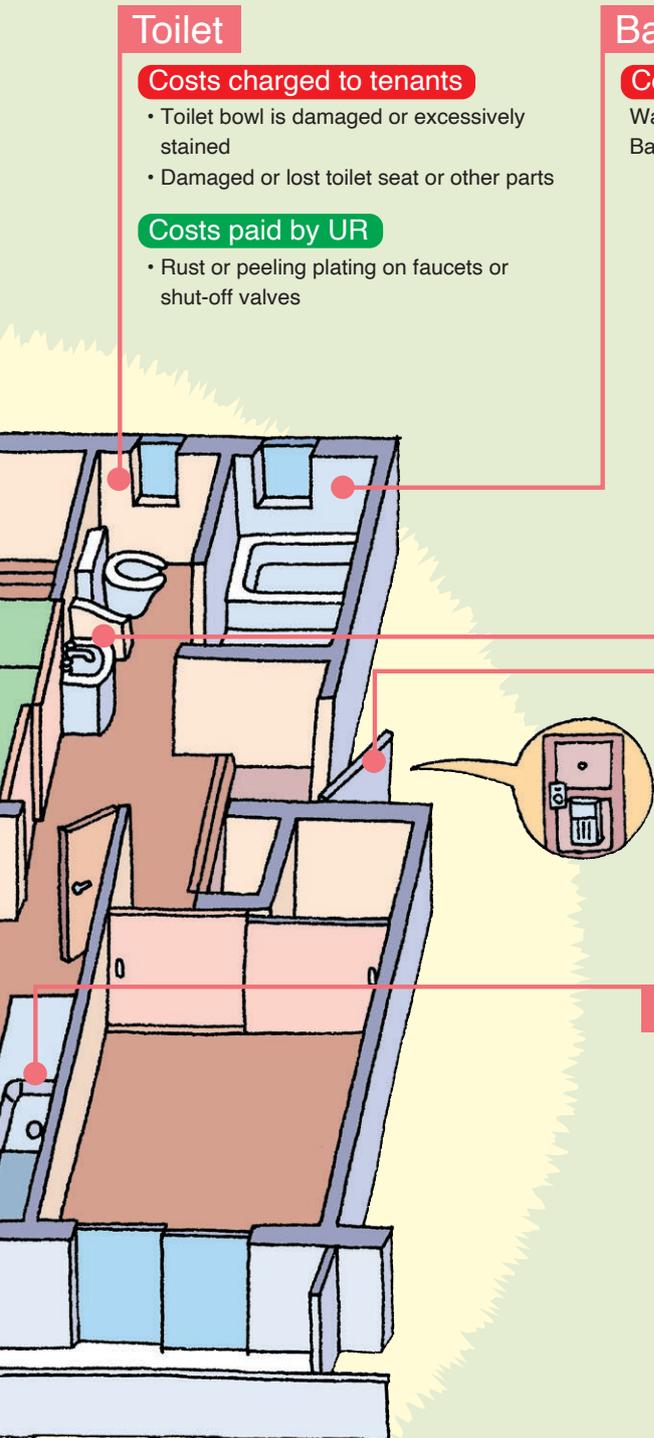
Balcony

Costs charged to tenants

- Excessive stains



- The above shows types of charges paid at the time a housing unit is vacated, and differ from costs paid by tenants during their tenancy
- For costs paid by tenants during their tenancy, see page 25.



Toilet

Costs charged to tenants

- Toilet bowl is damaged or excessively stained
- Damaged or lost toilet seat or other parts

Costs paid by UR

- Rust or peeling plating on faucets or shut-off valves

Bath

Costs charged to tenants

- Walls and floors: Excessive stains or mold
- Bathtub: Damaged or lost chain, stopper or other parts
- Excessive stains

Sink

Costs charged to tenants

- Wash basin is damaged or excessively stained
- Damaged or lost chain, stopper, or other parts

Costs paid by UR

- Rust or peeling plating on faucets or shutoff valves

Entrance door

Costs charged to tenants

- Dents in the mailbox
- Lost keys

Costs paid by UR

- Rust on the door itself and its fittings
- Loose hinges

Kitchen

Costs charged to tenants

- Walls: Excessive oil stains
- Sink area: Excessive oil stains on the kitchen stove
- Damaged or lost handles or other parts
- Exhaust fan: Excessive oil stains on the fan or other parts

Costs paid by UR

- Wall: Marks from heat emitted by the refrigerator (electrical burn marks)

Own yard

Costs charged to tenants

- Removal and disposal of equipment and plants (including naturally grown plants) that were not present at the time of moving in
- Dirt neglected to be cleaned day-to-day

● What are “excessive stains” ?

Excessive stains are stains that occur because regular cleaning and maintenance (removing garbage, sweeping, wiping up, and eliminating oil stains around areas where water is used, the exhaust fans, kitchen stove, etc.) were neglected.