Information for International Residents

Roof and Window Renovation Rent Increase Case

The Tenants' Representation of Hostrups Have is currently pursuing a legal case concerning the rent increase related to the roof and window renovation project that began in 2024. The case is being handled in cooperation with **LLO (The Danish Tenants' Association)**.

The case concerns whether Heimstaden has correctly calculated and implemented the rent increases associated with the renovation project.

Why Are We Challenging the Rent Increase?

We have raised objections on three main grounds:

1. Incorrect Legal Notice

Under Danish law, landlords must follow specific procedures when introducing rent increases.

We believe that the required notice was not given correctly.

If the Rent Tribunal agrees, the annual rent increase could be reduced from approximately **DKK 145 per square metre** to approximately **DKK 63 per square metre**.

Example:

For an apartment of 80 square metres, this could mean savings of more than **DKK 500 per month**.

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2. Incorrect Timing of the Rent Increase

Heimstaden has increased rents gradually as different phases of the renovation project have been completed.

We believe that Danish law requires the rent increase to be implemented only after the entire project has been completed.

If we succeed on this point, rent increases may have to be postponed until the project is fully completed, currently expected in **2027–2028**.

This may also result in tenants receiving refunds of rent increases that have already been charged.

3. Maintenance or Improvement?

Under Danish tenancy law, landlords may generally recover costs differently depending on whether work is classified as:

- **Maintenance** (necessary upkeep of the property), or
- **Improvements** (enhancements that increase the property's value or quality).

We believe that replacing the roof and windows should largely be considered maintenance work rather than improvements.

If we succeed, the rent increase could be significantly reduced.

Current Status

The case has been pending before the **Rent Tribunal (Huslejenævnet)** for approximately two years.

The Rent Tribunal is an independent public body that resolves disputes between landlords and tenants.

We currently expect a decision within the next six months.

What Happens After the Decision?

If the Tenants Win

If the Rent Tribunal rules in favour of the tenants:

- Heimstaden must initiate court proceedings against individual tenants within 14 days if it wishes to maintain the proposed rent increase.
- Affected tenants would receive official legal documents through **e-Boks**, Denmark's secure digital mailbox system.

Important

Please do **not** respond to any legal documents without first consulting the Tenants' Representation or LLO.

The Tenants' Representation intends to organise a coordinated response on behalf of affected tenants wherever possible.

If the Tenants Lose

The Tenants' Representation will need to decide:

- Whether to appeal the decision to the **Housing Court (Boligretten)**.
- Whether affected tenants wish to participate in such an appeal.
- How any appeal should be financed.

Possible funding options include:

- Financing through the Tenants' Representation's available funds.
- Legal expenses coverage through individual tenants' insurance policies.

Expected Timeline

Regardless of the outcome, the case may continue for several years.

Appeals may proceed first to the Housing Court and potentially later to the High Court.

The total duration could be between **2 and 5 additional years**.

Potential Refunds

If the tenants ultimately succeed, individual tenants may be entitled to receive refunds of rent that was overpaid.

This may apply even to former residents who no longer live in Hostrups Have.

Why This Matters

This case may have a significant financial impact on individual residents.

The outcome may affect:

- The size of the rent increase.
- When any increase can legally take effect.
- Future rent increases, since percentage-based increases are calculated on the approved rent level.

Example

If a tenant's rent is reduced by **DKK 500 per month**, future annual increases of 3% would also be lower.

After three years, the difference would be approximately **DKK 50 per month**, in addition to the original saving.

A favourable outcome could therefore result in substantial long-term savings for many tenants.

Hostrups Have Tenants' Representation
This information is intended to provide a general overview of the case and should not be considered legal advice. Further updates will be provided as the case progresses.