Translation from Finnish
Legally binding only in Finnish and Swedish
Ministry of Justice, Finland

Act on Residential Leases

(481/1995; amendments up to 531/2026 included)

Chapter 1
General provisions

Section 1
Scope of application

This Act applies to an agreement (*residential lease agreement*) by which a building or a part of a building (*apartment*) is leased to another person for residential purposes. The purpose is determined based on the principal use agreed for the apartment.

Under a lease agreement, the use of a plot of land in conjunction with the apartment may also be granted.

As provided below, this Act also applies to shared-access facilities or equipment located on the real estate property or in the building to which the tenant has access by virtue of the lease.

Section 2
Restrictions on application

This Act does not apply to an agreement by which an apartment is leased for short-term and temporary accommodation. (531/2026)

Separate provisions or regulations apply to the official residences of the State, a municipality or another public sector entity.

Section 3
Mandatory nature of provisions

The provisions of this Act may be derogated from in a residential lease agreement unless otherwise provided in this Act or unless such a derogation is otherwise to be considered prohibited.

Section 4
Duration of lease agreement

A lease agreement is valid for a fixed term or until further notice. A lease agreement is valid until further notice unless otherwise agreed or otherwise provided in another act. If a fixed-term lease of a maximum of three months is agreed with the same tenant more than twice consecutively, the lease agreement is valid until further notice regardless of the fixed-term stipulation.

A fixed-term lease agreement ends when its period of validity expires. Under this Act, a lease agreement that is valid until further notice, and also a fixed-term lease agreement, may end due to termination, cancellation or lapse, or by mutual agreement. If it has been agreed that a lease agreement is first valid for a fixed term and after that until further notice, the lease may be terminated so that it ends at the expiry of the fixed term at the earliest. Provisions on the notice period are laid down in section 52. (531/2026)

Provisions on the moving-out date are laid down in chapter 9.

Section 5
Form of lease agreement and its effect on the duration of lease

A lease agreement and any amendments to it shall be made in writing. If a lease agreement has not been made in writing, it is considered to be valid until further notice. However, a fixed-term lease agreement for an apartment leased for leisure use may also be made orally.

Subsection 2 was repealed by Act 531/2026.

Section 5a (531/2026)
Meeting the requirement of written form electronically

In this Act, an electronic agreement, notice or warning that can be commonly stored and reproduced in an electronic format for a period appropriate for its purpose of use is also considered a written agreement, notice or warning.

Section 6
Adjustment of unreasonable stipulations and damages

Provisions on the adjustment of an agreement are laid down in section 36 of the Contracts Act (228/1929) and in chapter 4 of the Consumer Protection Act (38/1978). The provisions of chapter 3 of this Act also apply to the adjustment of a stipulation laid down in a residential lease agreement concerning the amount of rent and the determination of the amount. (531/2026)

However, only the provisions of chapter 4 of the Consumer Protection Act and section 29, subsection 2 of this Act apply to the adjustment of a stipulation concerning the amount of rent and the determination of the amount laid down in a residential lease agreement between a consumer and a trader, if the stipulation has not been separately negotiated and it has not been drafted in a clear and understandable manner. (531/2026)

Damages payable under this Act may be adjusted if they are unreasonable in view of the opportunities the party liable for damages had to foresee and prevent the damage, the financial circumstances of the parties and other circumstances.

The party having suffered damage shall take reasonable action to limit the damage. If the party concerned fails to do so, they shall bear a corresponding share of the damage.

Section 7
Competing agreements concerning an apartment

If a tenant has taken possession of an apartment by virtue of a lease agreement in good faith, any other agreement by which the same apartment is leased or by which the right to use it is accorded to another person is ineffective in relation to the tenant. If, however, a valid mortgage exists as

security for the permanence of another person's leasehold or other right of use, the holder of the mortgage takes precedence. In any other event, the earlier agreement takes precedence.

In the event of competing agreements, the party that entered into the agreement in good faith but whose lease agreement is ineffective has the right to receive compensation for damage from the landlord.

Section 8 (531/2026)
Security for a residential lease

A security lodged as a precaution in the event of a failure of a contracting party to fulfil their obligations covers all obligations arising from a lease, unless otherwise agreed. If no security is lodged within the agreed time limit, the contracting party in favour of whom it was agreed that a security shall be lodged has the right to cancel the agreement. The right to cancel the agreement does not, however, exist if the security was lodged before a notice of cancellation was served.

The security shall be returned or released or a written notice of its withholding shall be submitted without delay and no later than 14 days from the end of the lease agreement or from the subsequent transfer of possession. If there, for justifiable reasons, exists an impediment to the return or release of the security or to the submission of a notice, the said measure shall be taken without delay and no later than 14 days after such an impediment ceased to exist. The notice shall indicate the grounds for the claim to be covered by the security and an estimate of its amount made in a manner that can be reasonably required.

The amount withheld from the security shall not exceed the amount of the claim or the estimate of its amount notified in accordance with subsection 2. However, if the security was deposited in a rental security account, it may be withheld in full until the amount of the claim has been established.

The party that lodged the security has the right to receive from the landlord compensation for any damage caused to them by the unjustified withholding or non-release of the security in full or in part, unless the landlord shows that the withholding or non-release was not due to a reason, omission or other negligence attributable to the landlord.

A stipulation requiring a contracting party to provide a security larger than three months' rent is null and void. Similarly, a stipulation that restricts the right of the party lodging a security under this section, extends the right of the secured party, or restricts the right of the party lodging a security to damages or late-payment interest determined under section 4, subsection 1 of the Interest Act (633/1982) is null and void.

Section 9
Prohibited stipulation concerning mortgage and set-off rights

Any stipulation in a lease agreement stating that no mortgage may be applied for as security for the permanence of the leasehold or that the tenant does not have the right to set off a counterclaim against the rent is null and void.

Section 10 (737/2003)

Section 10 was repealed by Act 737/2003.

Section 11
Liability of spouses for a residential lease agreement

Married spouses and persons living together in a marriage-like relationship (*spouses*) are jointly and severally liable for the obligations arising from a lease agreement, if they reside together in an apartment leased by both spouses jointly or by one of them. If one of the spouses moves out, the spouse who has not leased the apartment continues to be liable for fulfilling the obligations arising from the lease agreement for as long as they reside in the apartment. Both spouses shall be given an opportunity to be heard in a matter related to such an apartment, if this is considered warranted.

Section 12
Expiry of time limits

If the date on which an action under this Act shall be taken falls on a Saturday, Sunday, public holiday, Independence Day, May Day, Christmas Eve or Midsummer Eve, the action may be taken on the first working day following the said date.

When calculating a time limit expressed in days within which an action shall be taken, the date on which the time limit laid down in this Act begins to run is not taken into account. If the time limit within which an action shall be taken is expressed in months or years, it expires on the day of the due month that by designation or number corresponds to the day on which the time limit laid down in this Act began to run. If the month on which the day of expiry of the time limit falls has no such corresponding day, the last day of that month is considered the date of expiry of the time limit.

A time limit expressed in days, months or years before a specified date is calculated backwards from that date using the same principles as would be used to calculate it forward in accordance with subsection 2.

Subsection 4 was repealed by Act 531/2026. (531/2026)

Section 13 (531/2026)
General provisions on the fulfilment of the duty of service

Notices referred to in this Act may be served by post by sending a letter to the postal address normally used by the addressee.

If the contracting parties have individually and in writing agreed to use an electronic communications channel as a means of service in the lease relationship, notices may be served by sending them via the agreed communications channel using the latest contact information indicated by the addressee, provided that the sender did not know and should not have known that the addressee was prevented from using the agreed electronic communications channel due to ageing, disability or another comparable reason.

During the lease, the contracting parties shall without delay inform each other of any changes to their postal address and electronic contact information.

The sender has fulfilled their duty of service if they have effected the service in the manner provided in subsection 1 or 2 and the letter is not returned to the sender, or it is not evident when the electronic message is sent that the addressee did not receive it. Unless otherwise shown, service is deemed to have taken place on the seventh day after the notice was submitted to the

postal service and, when using an agreed electronic communications channel, on the third day after the notice was sent.

Unless otherwise agreed, a notice concerning two or more contracting parties jointly may be served on one of the jointly and severally liable contracting parties. The contracting party receiving the notice shall inform the other jointly and severally liable parties of the notice.

The provisions of section 13a apply to the notices referred to in sections 54, 66 and 77 of this Act and to the warning referred to in section 62.

Section 13a (531/2026)
Special provisions on the fulfilment of the duty of service

Notices referred to in sections 54, 66 and 77 of this Act and a warning referred to in section 62 shall be served in a verifiable manner. A notice or a warning is also deemed to have been served in a verifiable manner when the provisions governing the service of a summons have been complied with in the service.

The sender has also fulfilled their duty to serve a notice or warning referred to in subsection 1 when they have effected the service electronically in the manner provided in section 13, subsections 2 and 4 and, in addition, sent a message informing the addressee of the availability of the document served (*alert message*) via another electronic communications channel agreed individually and in writing, using the latest contact information provided by the addressee, and it is not evident, when sending the alert message, that the addressee did not receive it. During the lease, the contracting parties shall without delay inform each other of any changes to their contact information that is necessary for sending an alert message. Unless otherwise shown, the service of a notice and a warning is deemed to have taken place on the third day after the alert message was sent to the addressee.

Unless otherwise agreed, a notice concerning two or more landlords jointly may be served on one of them. The party receiving the notice shall inform the other landlords of it.

A stipulation under which a notice or warning referred to in subsection 1 may be served in a manner other than one referred to in this section or in section 13b or 13c is null and void.

Section 13b (531/2026)
Service on an unknown tenant

If the identity of the tenant is unknown, a notice and warning referred to in this Act may be served on the tenant by publishing it in the Official Gazette and, in addition, by delivering a notification of this to the leased apartment without delay. In such a case, the notice or warning is deemed to have been served on the tenant on the Gazette's publication date.

Section 13c (531/2026)
Service abroad

If it is not possible to serve a notice or a warning in the manner provided in section 13 or 13a or in the manner laid down in the provisions governing the service of a summons on a tenant or a landlord whose address is known and who is staying in a state outside the European Economic Area, the notice or warning may be served by publishing it in the Official Gazette and by submitting a notification of this without delay using an electronic communications channel or contact information known to be used by the person to be served. If the person to be served is a tenant, the notification shall also always be delivered to the leased apartment without delay. In this case, the notice or warning is deemed to have been served on the addressee on the Gazette's publication date.

Section 13d (531/2026)
Service abroad of a summons for eviction

A summons for the eviction of a tenant may be served on a tenant whose address is known and who is staying in a state outside the European Economic Area in compliance with the provisions of chapter 11, section 9 of the Code of Judicial Procedure, if service is not otherwise possible. In such a case, a notice referred to in section 10 of the said chapter shall without delay be delivered to the leased apartment and to an electronic communication channel or contact information known to be used by the tenant.

Section 14 (531/2026)
Executive assistance

The landlord and their representative have the right to receive the necessary executive assistance from the police if access to the apartment in accordance with section 22 is prevented.

The tenant has the right to receive the necessary executive assistance from the police if the landlord, in a manifestly unlawful manner, prevents the tenant from exercising the tenant's rights under the lease agreement or this Act.

Section 15 (599/2002)

Section 15 was repealed by Act 599/2002.

Chapter 2
Use, condition and maintenance of a residential apartment

Section 16
Gaining possession of a residential apartment and delays in it

The landlord shall make the apartment available to the tenant on the day on which the tenant has the right to gain possession of it.

If the apartment is not ready or vacant at the time when the tenant has the right to gain possession and the delay causes the tenant substantial detriment, the tenant has the right to cancel the lease agreement. The tenant also has the right to cancel the lease agreement even before they are scheduled to gain possession of the apartment, if it is evident that gaining possession will be delayed as referred to above.

Section 17
Granting the use of a residential apartment to another person

The tenant may use the residential apartment as their own home or as a shared home with their spouse and the children belonging to the family. The tenant may also use the apartment as a shared home with their close relative or a close relative of their spouse, or grant the use of at

most half of the apartment to another person for residential purposes by subleasing or otherwise, if this does not cause considerable detriment or disturbance to the landlord.

In any other case, the tenant shall not grant another person the use of the apartment or any part of it without consent expressed in the lease agreement or given separately by the landlord.

Section 17a (531/2026)
Obligation to report persons residing in an apartment

If a tenant uses a residential apartment with other persons, the tenant shall, for the purpose of supervising the rights and obligations related to the lease and enforcing the relevant responsibilities, inform the landlord in writing of the number of residents and of the grounds referred to in section 17 for their right to reside in the apartment. The name, date of birth and contact details of residents aged 18 or above shall also be provided.

If information on other residents has not been provided upon conclusion of the lease agreement, the information referred to in subsection 1 shall be provided without delay once the tenant has gained possession of the apartment and after this whenever a new resident moves to the apartment. If a resident whose information has been provided to the landlord moves out of the apartment, the landlord shall also be informed of this in writing without delay.

Section 18 (531/2026)
Temporary grant of use of a residential apartment to another person

The tenant may grant the use of the entire residential apartment to another person for residential purposes for a maximum of two years if the tenant is temporarily staying in another locality due to employment, studies, illness or another equivalent reason, or if there is another special reason for the grant of use, and the landlord has no justifiable reason to object to the grant of use.

The tenant shall notify the landlord in writing of the temporary grant of use and its agreed or probable duration and of the person to whom the use of the apartment will be granted one month before the grant of use of the apartment at the latest. If the landlord does not accept the grant of use, they shall submit their grounds for objection to a court for examination within 14 days of having received the notification. If the court accepts the grounds submitted by the landlord, it shall prohibit the grant of use. If the court dismisses the landlord’s action, the temporary grant of use of

the apartment is not prevented by the fact that the landlord has requested a review of the decision.

The provisions of this section do not, however, apply to employer-provided dwellings.

Section 19
Liability of the person granting the use of a residential apartment and of the person to whom its use is granted

Unless otherwise agreed with the landlord, when the tenant has granted another person the use of the apartment in whole or in part, the tenant continues to be liable for the tenant's obligations under the lease agreement and for any damage that the person to whom the use of the apartment was granted in whole or in part is liable to compensate the landlord for. The person to whom the use of the apartment was granted is liable to compensate the landlord for any damage that they would have been liable to compensate if the landlord had leased the apartment or a part of it to them.

Section 20
Condition of a residential apartment and any inadequacies

At the commencement of the lease and throughout its duration, the apartment shall be in a condition that the tenant may reasonably require, taking the age of the apartment, the local housing stock and other local conditions into consideration, unless otherwise agreed regarding the condition of the apartment. It may also be agreed that the tenant is responsible for the maintenance of the spaces and equipment available to them by virtue of the lease or for obligations associated with the real estate property.

If the apartment is not in the required or agreed condition at the commencement of the lease or if its condition becomes inadequate during the lease for any other reason than due to omission or negligence on the part of the tenant, and the landlord is responsible for the condition of the apartment, the tenant has the right to cancel the lease agreement, provided that the inadequacy is of major significance and the landlord, having been notified of the inadequacy, has not eliminated it without delay or within the agreed time, or the inadequacy cannot be remedied. If the landlord fails to remedy the inadequacy, the tenant may, instead of cancelling the agreement, remedy the inadequacy at the landlord's expense, unless the inadequacy is due to the unfinished state of the

building or unless the authorities have prohibited the use of the apartment. The tenant shall ensure that the costs to the landlord arising from remedying the inadequacy are reasonable. (531/2026)

If, under a stipulation of the lease agreement, the apartment is leased in the condition it is at the time of concluding the agreement, the tenant may still exercise the right laid down above in this section if, at the time of concluding the agreement, the tenant was unaware of an inadequacy in the apartment and would not, by exercising ordinary care, have been able to detect or foresee the inadequacy, considering the apartment's age, the condition of other apartments used for similar purposes in the same area and other local conditions.

Section 21
Repairs, alterations and maintenance

The landlord and the tenant may agree on any repairs, alterations or maintenance measures to be performed in the apartment. The tenant does not have the right to perform any repairs or alterations in the apartment without the landlord's permission, except in order to remedy an inadequacy referred to in section 20, subsection 2. However, the tenant always has the right to take action to prevent or restrict immediate damage to the apartment.

The landlord has the right to immediately perform such maintenance measures, repairs or alterations that cannot be postponed without causing damage. A maintenance measure, repair or alteration that does not cause substantial detriment or disturbance in the exercise of leasehold rights may also be performed, provided that the landlord notifies the tenant of it at least 14 days before the work begins. The tenant does not have the right to cancel the lease agreement in the cases referred to in this subsection.

If the landlord wishes to perform any other repairs or alterations than those referred to above in the apartment, the landlord shall notify the tenant of this at least six months before the work begins. If the tenant changes during the period following the notification, the new tenant shall also be notified of the work to be performed, but no new time limit is calculated for them. Within 14 days of receiving the notification, the tenant has the right to cancel the agreement so that it ends on the earliest date when the repair or alteration may begin. After a notice of termination has been given, the work shall not be performed without the tenant's consent.

Section 22 (531/2026)
Landlord's right to access a residential apartment

The landlord and their representative have the right to access the apartment when this is necessary to supervise the condition and maintenance of the apartment or to perform repair or alteration work or a maintenance measure in the apartment or to supervise one. Furthermore, the landlord and their representative have the right to access the apartment and show it, if the intention is to sell or lease the apartment again.

A visit to the apartment shall be arranged at a time that is suitable for the landlord or their representative and the tenant, unless this is prevented by the urgency or nature of the matter.

If a suitable time cannot be agreed for a reason attributable to the tenant and sufficient time has been reserved for them to respond in the matter, a visit to the apartment may be carried out once a reasonable period of time has elapsed after the expiry of the response period, provided that the tenant has been notified of the time of the visit in advance.

If the apartment is visited at a time other than one agreed on with the tenant, a notice indicating the reason for the visit, the name of the party submitting the notice and the contact details of the party providing additional information shall be left in the apartment in connection with the visit.

Provisions on the right of the landlord and their representative to receive executive assistance from the police are laid down in section 14.

Section 23
Landlord's liability for their actions

The landlord shall ensure that the landlord's actions referred to above in this chapter do not cause the tenant any greater detriment or disturbance than what is essential to perform them.

The tenant has the right to be exempted from paying rent or have the rent reasonably reduced for the period during which the apartment could not be used or was not in the condition required or agreed on. The tenant does not, however, have this right if the apartment's inadequate condition is due to the tenant's omission or other negligence or if the repairs or alterations were performed due to damage for which the tenant is liable. The right referred to in this subsection does not exist

for the time preceding the date on which the landlord became aware of such an inadequacy in the condition of the apartment that had emerged during the lease.

The tenant also has the right to receive compensation for any detriment or damage caused to the tenant by the landlord's action or omission referred to above in this chapter, unless the landlord proves that the delay in making the apartment available or its inadequate condition was not due to the landlord's action, omission or other negligence or that the repairs or alterations were performed due to damage for which the tenant is liable.

Section 24
Tenants' duty to notify of damage and inadequacies in an apartment (531/2026)

The tenant shall notify the landlord without delay of any damage to the apartment or any inadequacy in it that the landlord is responsible for repairing. Notification shall be made immediately if, to prevent further damage, repairs shall be performed without delay.

If the apartment is unoccupied for a longer period of time, the tenant shall notify the landlord of this and give the landlord the opportunity to access the apartment.

A tenant who fails to fulfil their duty to notify the landlord is liable for any damage caused by such failure.

Section 25
Tenant's liability for damage to a residential apartment

The tenant shall look after the apartment with due care. The tenant is not, however, responsible for ordinary wear and tear caused by the use of the apartment for the purpose stipulated in the lease agreement, provided that the landlord is responsible for the apartment's condition and maintenance.

The tenant is liable to compensate the landlord for any damage caused to the apartment by the tenant intentionally or through omission or other negligence.

The tenant is also liable to compensate the landlord for any damage caused to the apartment intentionally or through omission or other negligence by a person staying in the apartment with

the tenant's consent. The tenant is not, however, liable for any damage caused by a person performing work at the landlord's request or on behalf of the owner of the building, the apartment or the shares conferring the right of possession to the apartment.

The tenant's liability under this section also covers, as applicable, the shared-access facilities or equipment located on the real estate property or in the building to which the tenant has access by virtue of the lease.

Section 26
Prohibited stipulations on the use, condition and maintenance of a residential apartment and on liability

Any such stipulation is null and void that restricts the tenant's rights under sections 16–25 to gain possession of the apartment, to use the apartment, to grant another person the use of the apartment or a part of it, to require that the apartment be in the condition provided by law or agreed on, to cancel the agreement, to gain exemption from payment of rent, to have the rent reduced or to be paid damages, or that makes the liability of the tenant, or of the person to whom the tenant has granted the use of the apartment or a part of it, for any damage to such spaces in the apartment that under the agreement are designated for residential purposes greater than that provided in this chapter.

Section 26a (531/2026)
Smoking ban

It is prohibited to use tobacco products intended for smoking or another form of heating inside the apartment, on a balcony belonging to the apartment or in another private indoor or outdoor space connected to the apartment. The landlord may, however, permit the use of a tobacco product in these premises, provided that this is not prohibited or prevented by other legislation, an order issued by an authority or a provision in the housing company's articles of association.

The provisions of subsection 1 on the use of tobacco products also apply to the smoking and use of products referred to in section 73 of the Tobacco Act (549/2016).

Chapter 3
Amount of rent

Section 27 (531/2026)
Determination of rent

Rent is determined in the manner agreed upon, unless otherwise provided in this Act or another act.

With respect to the adjustment of rent, if it has been agreed that the landlord may unilaterally determine the date or amount of a rent increase during the lease, such a stipulation is null and void, unless the grounds on which the rent may be increased during the contractual relationship have also been agreed on. If the landlord wishes to increase the rent, they shall in writing notify the tenant of the increase, of the new rent and of the date on which the increase takes effect. The increased rent takes effect at the earliest one month after the beginning of the rent payment period immediately following the notification date, and it shall not be collected retroactively. At the request of the tenant, the landlord shall, free of charge and without delay, provide the tenant with information on the grounds for the increase and the method of calculating the new rent.

The provisions of subsection 2 do not apply to the fees payable for the use of water or electricity or other usage fees related to the lease, if an agreement on their payment to the landlord and the determination of the fees has been made. If a fee is determined on the basis of consumption or use, the landlord shall, when collecting the fee, provide the tenant with information on the consumption or use and, where possible, on any other grounds for the fee. The landlord shall notify the tenant without delay of any changes to the grounds for determining the fee.

During the period when the provisions on the determination of rent laid down in the Act on Restrictions on State-Subsidised (ARAVA) Rental Dwellings and Buildings (1190/1993) or the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans (604/2001) apply to a residential apartment, the provisions of subsection 1 of this section, sections 27a and 29, section 30, subsection 1, and sections 31 and 32 of this chapter as well as the relevant provisions laid down in or under the said Acts shall apply to the amount of rent and to the information to be provided about the rent.

Section 27a (790/2020)
Water fee

If apartment-specific water meters have been installed for cost sharing purposes in the building where the apartment is located, the water fee charged to the tenant shall be based on reliably measured actual consumption.

The tenant shall be provided with the details of water consumption in the apartment on a monthly basis. In addition, in connection with charging the fee referred to in subsection 1, the tenant shall be provided with information on any other grounds for the fee. The landlord shall not charge the tenant a separate fee for providing the information.

Any stipulation restricting the tenant's rights under this section is null and void.

Further provisions on the determination of the fee referred to in this section, water consumption and the information to be provided in connection with charging the fee are issued by government decree.

Section 28 (531/2026)

Section 28 was repealed by Act 531/2026.

Section 29
Establishing the reasonableness of rent

The landlord or the tenant may refer the reasonableness of rent or a stipulation on the determination of rent to a court for examination. A claim for the examination of the reasonableness of rent cannot be instituted after the end of the lease.

The landlord shall not terminate the lease agreement while the reasonableness of rent is being examined by a district court at the request of the tenant. (531/2026)

Section 30
Making changes to rent in court

A court may, at the tenant's request, reduce the rent or amend a stipulation concerning the determination of rent at its discretion, if the rent, without a reason considered acceptable in a residential lease relationship, substantially exceeds the current market rate charged in the area for apartments of similar rental value and used for the same purpose.

A court may, at the landlord's request, increase the rent or amend a stipulation concerning the determination of rent at its discretion if the rent or the stipulation is deemed unreasonable under section 36 of the Contracts Act. (531/2026)

Section 31
Court decision on rent

If the amount of rent is changed or a stipulation concerning the determination of rent is amended, the court shall in its decision specify the date as of which the new rent or the new stipulation takes effect. If a judicial review of a district court decision on the amount of rent or on a stipulation concerning the determination of rent is requested, the rent shall, however, be paid at the earlier rate until the court of appeal has issued its decision, unless otherwise agreed. (531/2026)

If the court decides to reduce the rent, it shall also, by virtue of office, determine whether the landlord shall refund some of the rent collected, considering the grounds for the rent reduction and other relevant circumstances. However, unless there are particularly serious reasons for this, a rent refund shall not be ordered for the period preceding the service of the claim for a rent reduction, and in no case for a period longer than one year preceding the service of such a claim.

Section 32 (531/2026)
Increasing the rent for a state-subsidised ARAVA and interest-subsidy rental dwelling

During the period when the provisions on the determination of rent laid down in the Act on Restrictions on State-Subsidised (ARAVA) Rental Dwellings and Buildings, the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans or the Act on Short-Term Interest Subsidy for Rental Housing Construction Loans (574/2016) apply to a residential apartment, the landlord shall, if they wish to increase the rent, notify the tenant in writing of the

increase, the grounds for it, and the new rent. The increased rent takes effect at the earliest two months after the beginning of the rent payment period immediately following the notification date, and it shall not be collected retroactively.

The provisions of subsection 1 do not apply to the fees payable for the use of water or electricity or other usage fees related to the lease if an agreement on their payment to the landlord and on the determination of the fees has been made. If a fee is determined on the basis of consumption or use, the landlord shall, when collecting the fee, provide the tenant with information on the consumption or use and, where possible, on other grounds for the fee. The landlord shall notify the tenant without delay of any changes to the grounds for determining the fee.

Section 33
Rent statistics

Statistics Finland shall produce the necessary statistics on the rents of residential apartments and real estate costs annually.

Chapter 4
Payment of rent

Section 34
Rent payment date

Rent payable in money shall be paid no later than on the second day of the rent payment period, unless another payment schedule has been agreed on. The rent payment period is one month or any other period for which rent shall be paid under the lease agreement.

Payment of rent in any other form than money shall be agreed on separately.

The tenant shall pay rent for as long as they have the right of possession to the apartment and also for the period following the end of the right of possession, if the tenant or a person deriving possession from the tenant continues to use the apartment.

When obliging a tenant to move out of the apartment, the district court may, at the request of the landlord, oblige the tenant to pay rent until the end of the month following the date of issue of the judgment. (531/2026)

Provisions on the postponement of the rent payment date in certain cases are laid down in section 12.

Section 35 (35/2013)
Mode of rent payment

Rent payable in money may be paid through a bank or another payment service provider. Any other stipulation is null and void.

Rent paid to the landlord through a payment service provider is deemed to have been paid on the day on which it was debited from the payer's account or paid in cash at the payment service provider's office. However, if the landlord is a trader and the tenant is a trader or a contracting entity referred to in section 2 of the Act on the Payment Terms of Commercial Contracts (30/2013), the provisions of section 82 of the Payment Services Act (290/2010) apply instead of what is provided above in this subsection.

If rent is paid in any other manner than through a payment service provider, the landlord shall provide the tenant with a receipt.

In the locality where the apartment is situated, rent may be paid at the landlord’s dwelling, business premises or any other location specified by the landlord.

Section 36
Advance collection of rent

When a lease agreement is concluded, it may be agreed that rent shall be paid in advance for more than one rent payment period, if there is a special reason for this. Any stipulation under which an obligation to pay rent in advance may be imposed on the tenant during the lease relationship is null and void. However, the tenant has, at any time, the right to pay rent in advance for rent payment periods that have not yet fallen due.

Any stipulation under which the tenant shall pay rent in advance for a period longer than three months or, if the rent payment period is longer than three months, for more than one rent payment period, is null and void.

Provisions on providing a security for the purpose of securing the fulfilment of the stipulations of a lease agreement are laid down in section 8.

Chapter 5
Change of landlord

Section 37
Landlord's duty to notify the tenant (531/2026)

The landlord shall notify the tenant of the grounds for the landlord’s right to lease out the apartment or a part of it and of any restrictions on the landlord’s right to lease out the apartment. If the landlord’s right of possession to the apartment ends, the landlord shall notify the tenant of this without delay. If the landlord fails to make such a notification, the tenant has the right to receive reasonable compensation for their moving costs and for any damage caused by the landlord’s omission, unless the landlord can prove that the tenant was otherwise aware of the end of the landlord’s right of possession.

Section 38
Conveyance or transfer of right of ownership and the housing company’s right to take possession of an apartment

If a building containing a leased apartment or shares conferring the right of possession to a leased apartment are voluntarily conveyed or transferred to another person, or if the right of ownership is transferred by virtue of marital rights to property, a spouse’s marital share, a will or inheritance or due to dissolution of joint ownership arrangements, the lease agreement is binding on the new owner if:

1) the tenant has taken possession of the apartment before the conveyance or acquisition;

2) the conveyance agreement contains a provision on the permanence of the lease agreement; or

3) a mortgage has been registered as security for the permanence of the leasehold.

What is provided above regarding the conveyance or transfer of the right of ownership applies correspondingly to the conveyance or transfer of any other right by virtue of which the landlord has had the right to lease out the apartment. The Limited Liability Housing Companies Act (1599/2009) lays down provisions on a limited liability housing company's right to take possession of an apartment and on the effect of this on the tenant's position during the period when the housing company has possession of the apartment. The tenant's right of possession to the apartment by virtue of a lease agreement concluded with the shareholder is suspended for the period during which the housing company has possession of the apartment in accordance with chapter 8 of the Limited Liability Housing Companies Act. (1609/2009)

A lease agreement which under subsection 1 or 2 is not binding on the new owner or the acquirer of the right shall, however, remain in effect unless the party in question cancels the agreement within one month of the date of acquisition of ownership or another right or of a later date on which they became aware of the lease agreement.

Any stipulation restricting the tenant’s rights under this section is null and void.

Section 39
Impact of sale under the Enforcement Code on a lease (531/2026)

The buyer of a real estate property sold in the manner specified in the Enforcement Code (705/2007) has the right to terminate a lease agreement for an apartment that is part of the real estate property within one month of having taken possession of the real estate property or of a later date on which the buyer became aware of the agreement, unless the real estate property was sold subject to a condition guaranteeing the permanence of the lease agreement. What is provided above on a real estate property also applies to a leasehold on a plot and to any such leasehold that includes buildings and can be sold in the same way as real property in the manner provided in the Enforcement Code. (531/2026)

The buyer of a building containing a leased apartment and the buyer of shares conferring the right of possession to such an apartment has the same right to terminate a lease agreement, if the building or shares have been attached and sold in accordance with the provisions on the attachment and sale of movable property.

However, the provisions of this section do not apply to a lease agreement concluded by a housing company for an apartment taken into the company's possession under chapter 8, section 6 of the Limited Liability Housing Companies Act. (1609/2009)

Section 40
Change of ownership of a residential apartment due to an action for annulment or redemption

If a building containing a leased apartment or shares conferring the right of possession to such an apartment have, due to an action for annulment, been forfeited by the person who had leased out the apartment or by the person to whom the building or shares had been transferred from that person, the rightful owner has the right to cancel the lease agreement within one month of the date on which the judgment issued on the action for annulment became final or of a later date on which the owner became aware of the agreement.

A party that has redeemed shares conferring the right of possession to an apartment under a provision of the housing company's articles of association also has the right to cancel a lease agreement, if the agreement was concluded during the period when the right of redemption existed or judicial proceedings concerning such a right were pending. In this event, the lease agreement shall be cancelled within one month of the date of redemption of the shares or the date of the final court decision concerning the right of redemption, or of a later date on which the redeemer became aware of the agreement. (531/2026)

Section 41 (531/2026)
Restrictions concerning state-subsidised ARAVA and interest-subsidy rental dwellings

The provisions of sections 39 and 40 on a sale under the Enforcement Code and on a change of ownership due to an action for annulment or redemption do not apply to an apartment used as a rental dwelling referred to in section 2 of the Act on Restrictions on State-Subsidised (ARAVA) Rental Dwellings and Buildings, the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans or the Act on Short-Term Interest Subsidy for Rental Housing Construction Loans during the period when the dwelling is subject to the restrictions referred to in the said Acts.

Section 42

Binding nature of an amendment, stipulation or payment on a new owner

An amendment made or a stipulation added to a lease agreement, or a payment under the lease agreement that has fallen due after the conveyance or transfer of the apartment, is not binding on the new landlord, if no entry on the amendment, stipulation or payment was made in the landlord's copy of the agreement or if no other reliable proof of it is presented, and the new landlord was not aware of the amendment, stipulation or payment at the time of the conveyance or transfer. However, the amendment, stipulation or payment becomes binding on the new landlord unless the landlord, within one month of having been informed of the amendment, stipulation or payment, notifies the tenant that they do not accept it.

If the landlord makes a notification referred to in this section, the tenant has the right to cancel the lease agreement within one month of the date of notification.

If the owner or other landlord has changed in the contractual relationship and the tenant has not been notified of this in writing, the tenant may refer to a payment they have made under the valid lease agreement if they were not aware of the change of landlord.

Section 43

Damages due to the end of a lease agreement

When a lease agreement ends for a reason referred to in this chapter, the tenant has the right to receive compensation from the landlord for any damage incurred by the tenant as a result of the end of the lease, provided that the landlord was responsible for the permanence of the lease in relation to the tenant when the grounds for ending the lease arose. The tenant does not, however, have the right to damages if the tenant knew or should have known of the grounds for ending the lease when the lease agreement or an amendment or addition to it was made or when the tenant made a payment that had fallen due.

If only a part of the apartment falls out of the tenant's possession as a result of the change of landlord, the tenant has the right to damages and, in addition, to a reasonable rent reduction.

Chapter 6
Transfer and continuation of leasehold

Section 44
Transferability of leasehold

The tenant shall not transfer their leasehold without consent expressed in the lease agreement or given separately by the landlord, unless otherwise provided below in this chapter. If the landlord fails to respond within one month of the date on which such consent was requested, the tenant has the right to terminate the agreement within one month of the date on which the time limit for responding expired.

If the tenant transfers their leasehold, they shall notify the landlord of this immediately in writing. If the tenant has the right to transfer the leasehold, they are released from responsibilities as a tenant as of the date on which they notified the landlord of the transfer.

Section 45
Transfer of leasehold to a family member

The tenant may, without the landlord's permission, transfer the leasehold to their spouse residing in the apartment, a child belonging to the family or a parent of either of the spouses, if the family member to whom the leasehold is transferred has immediately before the transfer resided in the apartment for at least one year without interruption and the landlord does not have a justifiable reason to object to the transfer of the leasehold. (531/2026)

Provisions on the notification of transfer and release of the tenant from responsibilities are laid down in section 44, subsection 2.

If the landlord wishes to object to the transfer of the leasehold, the landlord shall submit the grounds for objection to a court for examination within one month of becoming aware of the transfer. If the right to transfer the leasehold has been referred to a court for decision, the lease remains in effect on previous terms for the duration of the judicial proceedings. If the court accepts the landlord’s grounds, it shall prohibit the transfer of the leasehold.

Section 46 (531/2026)
Continuation of a lease after the tenant’s death

If the tenant dies, the lease remains in effect on previous terms unless otherwise provided below, and the death estate of the tenant is liable for fulfilling the stipulations of the lease agreement instead of the deceased tenant.

If the tenant had leased the apartment alone and their family members referred to in section 45, subsection 1 did not reside in the apartment at the time of the tenant’s death, the lease ends without termination two months after the last day of the calendar month during which the landlord became aware of the tenant's death. After becoming aware of the tenant’s death, the landlord shall, without delay, seek to notify the death estate or one of the parties to the estate of the end date of the lease. If none of the parties to the death estate is reached, the landlord shall without delay send a notification of the end date to the leased apartment. A death estate wishing to continue the lease shall, before the lease ends under this subsection, notify the landlord in writing of its willingness to continue the lease.

A person who had leased the apartment jointly with the deceased tenant has the right, instead of the death estate, to continue the lease. A surviving family member of the tenant residing in the apartment has the same right to continue the lease. The person wishing to continue the lease shall notify the landlord of this in writing within three months of the tenant’s death. Once such notification has been made, the death estate’s liability for fulfilling the stipulations of the lease ends and the liability is transferred to the notifier.

Irrespective of what has been agreed concerning the duration of the lease or the commencement of the notice period, the death estate may always terminate the agreement in accordance with the provisions governing lease agreements that are valid until further notice. If the tenant had leased the apartment jointly with another person, the death estate and the surviving tenant have the right to terminate the lease agreement jointly. Both of them also have the right to terminate the agreement for their own part.

If the landlord wants to object to the continuation of the lease referred to in subsection 2 or 3, they shall have a justified reason for this and they shall, within one month of receiving the notice of continuation, submit the grounds for the objection to a court for examination. The lease remains in effect on previous terms during the judicial proceedings. If the landlord’s action is

accepted, the court shall state in its decision the date on which the lease will end and oblige the defendant to move out when the lease has ended.

Section 46a (531/2026)
Property remaining in an apartment after a tenant's death

If property that can be assumed to have belonged to a deceased tenant has remained inside an apartment, on a balcony belonging to the apartment or in another private indoor or outdoor space connected to the apartment after the lease has ended, the landlord may transfer the property elsewhere. However, the landlord may immediately dispose of any waste. If the property in the above-mentioned premises apparently belongs to a resident other than the deceased tenant and this resident no longer uses the apartment, the provisions of section 68a apply to the property in question.

Provisions on taking care and taking possession of the deceased's property, the notification of death to the court and the appointment of an administrator are laid down in chapter 18, sections 3 and 4 of the Code of Inheritance (40/1965).

The landlord shall take care of the property belonging to the deceased tenant referred to in subsection 1 on behalf of the death estate until the person who under the provisions of the Code of Inheritance is entitled to take possession of the estate’s property or who is responsible for the administration of the property receives the property. The landlord is liable for any damage they cause to the property intentionally or through negligence.

Any necessary costs incurred by the landlord relating to investigating the matter and taking care of the property shall be paid from the assets of the death estate in compliance with the provisions on estate administration debts laid down in chapter 21, section 1 of the Code of Inheritance.

Section 46b (531/2026)
Transfer of property remaining in an apartment to the landlord in an exceptional situation

If a court cannot appoint an administrator referred to in chapter 18, section 4 of the Code of Inheritance because no one consents to the task, and the prerequisites for appointing an administrator otherwise exist, the court may, if necessary, order that the property of a deceased

tenant referred to in section 46a, subsection 1 of this Act be transferred to the landlord free of charge at the request of the landlord in connection with a pending matter concerning the appointment of an administrator.

When considering the necessity of an order referred to in subsection 1, the court shall take into account:

1) the amount and total value of the estate's assets;

2) the probability of appointing an administrator within a reasonable time; and

3) circumstances that are relevant to the matter other than those referred to in paragraphs 1 and 2.

When issuing an order referred to in this section, the court shall take into account the provisions of section 68a, subsections 4 and 5, as appropriate. In addition, any necessary costs incurred by the landlord relating to investigating the matter and taking care of the property shall, upon request, be reimbursed as provided in section 46a, subsection 4.

Section 47
Prohibited stipulations on leasehold transfer and continuation of lease

Any stipulation restricting the rights specified in sections 44–46 of a tenant, a person residing in the apartment, a death estate or a party to a death estate is null and void.

Section 48
Effect of the end of cohabitation or joint occupancy and of divorce on a residential lease

If an apartment that is used as the shared home of married spouses has been leased by the spouses jointly or by one of them and the spouses are ordered to end their cohabitation or are granted a divorce by a court, the court may at the same time order that the spouse who has greater need for the apartment continue to hold the lease and release the other spouse from the lease, or release both spouses from the lease.

If persons other than married spouses have leased an apartment to be used as their shared home, a court may order, if one of them so requests after their joint occupancy has ended, that the person or persons who have the greatest need for the apartment continue to hold the lease and release the other person or persons from the lease or release all of them from the lease.

Before an order referred to in subsections 1 and 2 is issued, the landlord shall be given an opportunity to be heard. No order to continue the lease shall be issued if the landlord shows that they would be likely to suffer damage due to the order.

The court decision may be enforced immediately even if it is not yet final, unless otherwise ordered in the decision. (531/2026)

Section 49
Tenant's bankruptcy

The landlord has the right to cancel the lease agreement if the tenant's assets have been surrendered in a bankruptcy and the bankruptcy estate has not announced, within a time limit of a minimum of one month set by the landlord, that it will assume liability for fulfilling the obligations arising from the lease agreement after the commencement of bankruptcy or the tenant has not lodged a security for the fulfilment of these obligations within the same time limit. If the tenant lodges a security later than provided in this subsection but before being served with a notice of cancellation of the lease agreement, no right to cancel the lease agreement exists.

The tenant's bankruptcy does not preclude the termination or cancellation of the lease agreement on the grounds provided elsewhere in this Act. The landlord does not, however, have the right to cancel the agreement after the commencement of bankruptcy on the grounds of unpaid rent from the period preceding bankruptcy.

The bankruptcy estate is liable for the payment of rent in accordance with the lease agreement for the period during which it uses the apartment, even if it has not assumed liability for fulfilling the obligations arising from the lease agreement. The fact that the bankruptcy estate only leaves property belonging to the debtor in the apartment is not considered use of the apartment. The costs incurred by the landlord in removing the property and cleaning the apartment are claims in bankruptcy. If a residential apartment has been leased to a secondary tenant, the primary tenant's bankruptcy estate is liable for the fulfilment of the obligations arising from the primary lease

agreement as of the commencement of bankruptcy until the time when the secondary tenant is notified of the end of the primary lease. (672/2019)

If a lease agreement is cancelled on the grounds referred to in subsection 1, the landlord has the right to be compensated for any damage caused to them.

Section 50
Debt adjustment of a private individual or restructuring proceedings for an enterprise

Provisions on the effect of debt adjustment of a private individual or restructuring proceedings for an enterprise, where the tenant is subject to either procedure, on the permanence of a lease and fulfilment of the obligations arising from a lease agreement are laid down separately.

Chapter 7
Terminating a lease agreement

Section 51
End of a lease agreement due to termination

If a lease agreement that is valid until further notice is terminated, it ends upon the expiry of the notice period, unless otherwise agreed or provided in this Act or another act.

A fixed-term lease agreement ends due to termination only as provided in sections 39, 44, 46, 55, 90 and 91. Unless otherwise agreed or provided by law, the agreement ends due to termination upon the expiry of the notice period.

If a fixed-term lease agreement is terminated on grounds laid down in another act, the agreement ends as provided in that act.

Section 52
Notice period for a lease agreement

The notice period for a lease agreement begins to run from the last day of the calendar month during which the notice of termination was given, unless otherwise agreed or otherwise provided in this Act or another act. (531/2026)

When the landlord terminates the lease agreement, the notice period is four months in cases where the residential lease has lasted uninterruptedly for at least two years immediately prior to the termination and three months in any other case (*landlord's notice period*). (531/2026)

When the tenant terminates the lease agreement, the notice period is one month (*tenant's notice period*).

Any stipulation shortening the landlord's notice period or extending the tenant's notice period is null and void. Similarly, a stipulation under which the notice period may begin for the first time only after a certain period has elapsed from the start of the lease is null and void. (531/2026)

Section 53
Spouse's consent to terminating a lease agreement

If spouses reside in an apartment which is being used as their shared home and which has been leased jointly by them or by one of them, one spouse cannot terminate the lease agreement without the other spouse's consent. Such consent is not, however, necessary if it cannot be obtained without difficulty.

If one of the spouses refuses to give their consent without a valid reason, the court may permit the termination.

Section 54
Notice of termination (531/2026)

When the landlord terminates the lease agreement, they shall give the tenant a written notice of termination stating the date on which the lease will end and the grounds for terminating the lease agreement. A summons for eviction requesting that the lease end also qualifies as a notice of termination.

When the tenant terminates the lease agreement, they shall give a written notice of termination to the landlord or the party tasked with collecting the rent by the landlord; however, this party cannot be a financial institution. In this connection, the grounds for terminating the lease agreement shall be stated, if special grounds are required for termination under this Act or another act.

Subsection 3 was repealed by Act 531/2026. (531/2026)

Subsection 4 was repealed by Act 531/2026. (531/2026)

If termination is not effected in the manner provided in this section, it is ineffective.

Provisions on the service of a notice of termination are laid down in sections 13a–13d. (531/2026)

Section 55
Terminating a lease agreement with court permission (531/2026)

A court may authorise the tenant or the landlord to terminate a lease agreement on the special grounds mentioned in subsection 2 or 3 regardless of what has been agreed on the duration of the lease or the commencement of the notice period. (531/2026)

The tenant may be authorised to terminate the agreement

1) if the tenant's need for an apartment comes to an end or substantially changes due to their illness or disability or the illness or disability of a family member residing in the apartment, or

2) if the tenant moves to another locality because of their studies or employment or because of their spouse's employment, or

3) if, for another comparable reason, keeping the agreement in effect until the end of the agreed term would be manifestly unreasonable for the tenant.

The landlord may be authorised to terminate the agreement

1) if the landlord needs the apartment for their own use or for the use of their family member for reasons that the landlord could not have taken into account when the agreement was concluded, or

2) if, for another comparable reason, keeping the agreement in effect until the end of the agreed term would be manifestly unreasonable for the landlord.

The contracting party that did not terminate the lease agreement has the right to receive reasonable compensation for any damage caused to the said party as a result of the premature end of the agreement.

The other party to the lease agreement shall be given an opportunity to be heard in a matter referred to in this section.

Section 56
Protection of tenant against unjustified termination of a lease that is valid until further notice

A court shall, at the tenant's request, declare termination effected by the landlord ineffective if:

1) the ground for termination is the adjustment of the rent or of a stipulation concerning the determination of rent, and the requested rent or the stipulation concerning the determination of rent is deemed unreasonable under section 30; or

2) termination is otherwise deemed unreasonable in view of the tenant's circumstances and there is no valid reason for the termination.

A claim for declaring termination ineffective shall be brought while the lease is in effect and no later than three months from the service of the notice of termination. During the judicial proceedings, the lease remains in effect on previous terms.

If the tenant's action for declaring termination ineffective is upheld, the lease continues on previous terms, unless the court decides otherwise at the tenant's or landlord's request. If the action is dismissed, the court shall in its decision state the date on which the lease ends due to termination and oblige the tenant to move out when the lease has ended. (531/2026)

Section 57

Damages payable due to termination of a lease agreement that is valid until further notice

If a lease ends due to termination effected by the landlord in a manner that cannot be considered to comply with fair lease practices, the tenant has the right to receive from the landlord compensation for moving costs, for costs for acquiring a new apartment and for any repairs and alterations carried out by the tenant which have increased the rental value of the apartment, the compensation for the said repairs or alterations being based on their value at the end of the lease, provided that the tenant had the right to perform this work under this Act and has not previously received compensation for it. Furthermore, the tenant has the right to receive as reimbursement a sum equivalent to a maximum of three months' rent for the detriment caused by changing apartments.

If it has been agreed that the tenant is responsible for the condition or maintenance of the apartment, the tenant has the right, after the landlord has terminated the agreement, to receive from the landlord compensation for any repairs carried out by the tenant that have increased the rental value of the apartment. In determining the amount of the compensation, the value of the repairs at the end of the lease and any separate compensation or reimbursement of rent already received by the tenant shall be taken into account.

Section 58

Compensation for repairs and alterations at the end of a fixed-term lease agreement

If the tenant notifies the landlord a minimum of three months before the end of a fixed-term lease agreement that they wish to continue the lease, but the landlord refuses this without a reason considered acceptable in a residential lease relationship, the tenant has the right to receive compensation for any repairs or alterations carried out by the tenant that have increased the value of the apartment, the compensation being based on the value of the repairs or alterations at the end of the lease, provided that the tenant had the right to perform this work under this Act and has not previously received compensation for it.

Section 59
Forfeiture of protection against unjustified termination or right to compensation

If the tenant fails to fulfil their obligations as a tenant after having been given notice of termination or making a notification referred to in section 58, the tenant has forfeited their right to have the termination declared ineffective and their right to receive compensation due to the termination of the agreement. The tenant does not, however, forfeit these rights if the omission is of minor significance.

Section 60
Prohibited stipulations on protection against unjustified termination and compensation, and contractual compensation

Any stipulation restricting the tenant's right to protection against unjustified termination or the tenant's right to compensation under sections 56–58 is null and void. If a lease ends in accordance with the provisions of this chapter, the landlord is only liable to pay any other compensation to the tenant as has been agreed on its payment.

Chapter 8
Cancellation and lapse of a lease agreement

Section 61
Landlord's right to cancel the lease agreement

The landlord has the right to cancel the lease agreement if:

1) the tenant fails to pay the rent within the prescribed or agreed time limit;

2) the leasehold is transferred or the use of the apartment or a part of it is otherwise granted to another person contrary to the provisions of this Act;

3) the apartment is used for any other purpose or in any other manner than that stipulated when the lease agreement was concluded;

4) the tenant creates a disturbance with their way of life or allows others to do so in the apartment;

5) the tenant fails to look after the apartment with due care; (531/2026)

6) the tenant, in the apartment, violates provisions or regulations laid down for the maintenance of health or order; or (531/2026)

7) there is another very serious reason for the cancellation. (531/2026)

The provisions of subsection 1, paragraphs 2–6 concerning an apartment also apply to the shared-access facilities on the real estate property or in the building to which the tenant has access by virtue of the lease. (531/2026)

However, if the actions giving rise to the grounds for cancellation are of minor significance, no right to cancel the lease agreement exists.

The landlord shall invoke the grounds for cancellation within a reasonable time after they became aware of the grounds. The landlord does not, however, forfeit their right of cancellation for as long as the actions referred to in subsection 1, paragraph 1 or 4–6 continue.

Provisions on the landlord's right to cancel the lease agreement are also laid down in sections 8, 38, 40 and 49.

Section 62 (531/2026)
Warning of intention to use the right of cancellation

The landlord shall not cancel the lease agreement on the grounds specified in section 61, subsection 1, paragraphs 3–7, unless the landlord has issued the tenant a written warning.

Provisions on the service of a warning are laid down in sections 13a–13d.

If the tenant fulfils their obligations without delay after receiving the warning or the matter is otherwise rectified, the landlord does not have the right to cancel the lease agreement.

No warning is necessary, however, if the tenant's actions that constitute the grounds for cancellation are repeated and the tenant has already been issued with a warning due to such actions, or if the tenant has acted in a particularly reprehensible manner in a case referred to in section 61, subsection 1, paragraphs 4–7.

Section 63
Tenant's right to cancel the lease agreement

The tenant has the right to cancel the lease agreement immediately if using the apartment for the purpose stipulated in the agreement manifestly endangers the health of the tenant, a member of the tenant's household or a person in the tenant's service.

The tenant has the right to cancel the lease agreement within one month of losing possession of the apartment or a part of it, if this circumstance is of major significance to the tenant.

Provisions on the tenant's right to cancel the lease agreement are also laid down in sections 8, 16, 20, 21 and 42.

Section 64
Damages due to cancellation of a lease agreement

The landlord has the right to receive compensation from the tenant for any damage caused to the landlord by the cancellation of the lease agreement under section 61, subsection 1.

The tenant has the right to receive compensation from the landlord for any damage caused to the tenant by the cancellation of the lease agreement under section 63, subsections 1 and 2, if the cancellation was due to a reason, omission or other negligence attributable to the landlord. Provisions on the tenant's right to receive compensation due to the cancellation of the agreement are also laid down in sections 23 and 43.

Section 65
Prohibited stipulations on the cancellation of a lease agreement

Any stipulation under which the landlord may cancel the lease agreement on any other grounds than those laid down in this Act is null and void.

It may be agreed that the tenant has the right to cancel the lease agreement on grounds other than those laid down in this Act.

Any stipulation under which the tenant is liable, in the event of cancellation of the lease agreement, to pay rent for any period after the end of the lease is null and void.

Section 66
Notice of cancellation

A landlord or a tenant who wishes to exercise their right to cancel a lease agreement provided in this Act shall give a written notice of cancellation. The notice shall state the grounds for cancellation and the end date of the lease, if the party wishes for the lease to end at a later date than immediately upon the service of the notice of cancellation. A summons requesting the cancellation of the lease also qualifies as a notice of cancellation.

Provisions on the service of a notice of cancellation are laid down in sections 13a–13d. (531/2026)

Cancellation not effected in the manner provided in this section is ineffective. (531/2026)

Section 67
Lapse of a lease agreement

If an apartment is destroyed or the authorities prohibit using it for the purpose stipulated in the lease agreement, the agreement shall lapse. If this is due to a reason, omission or other negligence attributable to the landlord, the tenant has the right to receive compensation for any damage caused to them.

If the lease agreement lapses before the tenant has the right to gain possession of the apartment and the landlord fails to notify the tenant of this without delay after becoming aware of the grounds for the lapse, the tenant has the right to receive compensation for any damage caused to them as a consequence of the landlord’s actions.

Chapter 9
Moving out of an apartment

Section 68 (531/2026)
Moving-out date after the end of lease agreement

The moving-out date is the end date of the lease agreement.

Section 68a (531/2026)
Property remaining in an apartment after the end of lease

After the lease has ended, if property that can be assumed to belong to the tenant or another resident who no longer uses the apartment remains inside the apartment, on a balcony belonging to the apartment or in other private indoor or outdoor space connected to the apartment, and the tenant or other resident does not take possession of the property within the time limit laid down in subsection 2, the property is transferred to the landlord free of charge after the expiry of the time limit. However, the landlord may immediately dispose of any waste and other obviously worthless property, except for photographs, documents or other equivalent objects.

The time limit referred to in subsection 1 is one month from the date on which the landlord notified the tenant of the property and of the prospective transfer of ownership. If the notification cannot be delivered to the tenant, the time limit is four months from the date on which the tenant left the apartment or, if no reliable account of this date is available, from the date on which the landlord gained possession of the apartment.

The landlord shall take care of the property on behalf of the tenant until the tenant receives it or until the time limit laid down in subsection 2 expires. The landlord is liable for any damage they have caused to the property intentionally or through negligence. The tenant is liable to reimburse the landlord for any necessary costs incurred by them from taking care and disposing of the property.

However, the right of ownership to property is not transferred and property shall not be disposed of, with the exception of waste, if otherwise provided in another act or if the landlord knew or should have known that the apartment has not been abandoned voluntarily.

The provisions of this section do not apply to property referred to in section 4, subsection 1 or sections 17 and 18 of the Lost Property Act (778/1988).

Section 69
Deferral of the moving-out date

In a fixed-term lease relationship, the moving-out date cannot be deferred.

If, in a lease relationship that is valid until further notice, the tenant has considerable difficulties in obtaining another dwelling by the moving-out date, a court may, at the tenant's request, defer the moving-out date by up to one year. The deferral of the moving-out date can be restricted to only apply to a part of the apartment.

The moving-out date shall not be deferred if this causes considerable detriment or damage to the landlord or some other person. Nor shall the moving-out date be deferred if the landlord has given notice of termination of the lease agreement under section 39 or if the landlord has the right to cancel the lease agreement under section 61, subsection 1 or 2, or if the tenant themselves has given notice of termination or cancelled the agreement.

Any stipulation restricting the tenant's right to request the deferral of the moving-out date is null and void.

The tenant's right to request the deferral of the moving-out date does not apply to a residential apartment leased for leisure use.

Section 70
Claim for deferral of the moving-out date

An action for the deferral of the moving-out date shall be brought to court one month before the said date at the latest.

The lease remains in effect on previous terms for the duration of the judicial proceedings concerning the deferral of the moving-out date. If the tenant's claim for deferral is dismissed and the moving-out date referred to in section 68 has passed, the court shall oblige the tenant to move out of the apartment immediately.

If the tenant has brought an action to have termination effected by the landlord declared ineffective, the tenant may in this connection also request a deferral of the moving-out date.

Section 70a (599/2002)
Request for review of a decision on the deferral of the moving-out date

A court decision on the deferral of the moving-out date is ineligible for review by appeal.

Section 71
Effect of deferral of the moving-out date on the lease

If the moving-out date has been deferred, the lease remains in effect on previous terms until the moving-out date ordered by the court at most and ends without termination. When deferring the moving-out date, the court shall oblige the tenant to move out when the lease has ended.

Chapter 10
Secondary leasing of a residential apartment

Section 72
Secondary lease and primary lease

Secondary lease means a lease relationship which arises when the party who has leased a residential apartment from the landlord (*primary tenant*) leases the entire apartment to one or more third parties (*secondary tenant*) by virtue of consent expressed in the lease agreement or separately given by the landlord. Primary lease means the lease relationship between the landlord and the primary tenant.

If there are several secondary tenants and each secondary tenant's right to use the apartment is restricted to a part of the apartment, only sections 72–75, 78 and 79 of the provisions of this chapter apply to the secondary lease.

The provisions on a residential lease laid down elsewhere in this Act apply to a secondary lease and a primary lease, unless otherwise provided in this chapter.

Any stipulation in a lease agreement restricting the secondary tenant's rights under this chapter is null and void.

Section 73
Duty to notify in a secondary lease relationship

The primary tenant shall inform the secondary tenant of their own landlord and the stipulations of the primary lease agreement. The primary tenant shall also inform the landlord of the secondary lease and the secondary tenant.

If the landlord or the primary tenant cancels or terminates the lease agreement or gives another notice concerning the lease, the landlord or the primary tenant shall immediately notify the other party to the primary lease or the secondary lease to whom the notice of termination, notice of cancellation or other notice was not addressed of this.

Section 74
Right to cancel a secondary lease agreement

If the primary tenant has the right to cancel the secondary lease agreement, the landlord is entitled to exercise the same right and cancel the secondary lease agreement, except when the cancellation is based on the secondary tenant's failure to pay the rent within the prescribed or agreed time limit.

Section 75
Declaring termination ineffective

If the landlord wishes to terminate the primary lease agreement, they shall submit a notice of termination to both the primary tenant and the secondary tenant. Both tenants have the right to submit a claim for the termination to be declared ineffective or a claim for damages as provided in sections 56 and 57. The court shall also give the primary tenant or secondary tenant who has not submitted a claim for the termination to be declared ineffective an opportunity to be heard in the matter.

Section 76
Secondary tenant's right to continue the lease

Unless otherwise provided concerning the landlord's right to cancel a secondary lease agreement, the secondary tenant has the right to continue the lease for the apartment in the secondary tenant's possession if the primary lease ends for one of the following reasons while the secondary lease is in effect:

1) the parties to the primary lease have agreed on the end of the primary lease;

2) the primary tenant has terminated or cancelled the primary lease agreement;

3) the landlord has cancelled the primary lease agreement on the grounds of a failure to pay the rent or a failure to lodge the agreed security or the fact that the tenant's assets have been surrendered in a bankruptcy; or

4) proceedings have been instituted to dissolve or liquidate the legal person that is the primary tenant.

Section 77
Terms for the lease continuation

A secondary tenant who wishes to exercise their right to continue a residential lease shall notify the landlord of this in writing at the latest within one month from the date on which the secondary tenant became aware of the grounds for the end of the primary lease and the stipulations of the primary lease. The notice shall be served on the landlord in the manner provided in section 13a. The leases do not end before the time limit referred to above has expired. (531/2026)

If the landlord wishes to object to the continuation of the lease, they shall submit the grounds for objection to a court for examination within one month of having received the notice of continuation. The lease remains in effect on the terms of the primary lease for the duration of the judicial proceedings. However, any stipulation in the primary lease agreement under which the apartment shall be leased to a third party or be used as a dwelling provided as emolument to an employee does not apply.

If the court accepts the landlord's action objecting to the continuation of the lease, it shall state in its decision the date on which the secondary tenant's right to reside in the apartment ends and oblige the secondary tenant to move out of the apartment. (531/2026)

If the secondary tenant is permitted to continue the lease, the provisions of this Act apply to the lease and the other stipulations of the lease agreement are also the same as those in the primary lease agreement. However, any stipulation in the primary lease agreement under which the apartment shall be leased to a third party or used as a dwelling provided as emolument to an employee does not apply. If the secondary lease agreement was concluded for a fixed term, the secondary tenant's right to continue the residential lease does not, however, last any longer than until the expiry of this term.

Section 78
End of a secondary lease due to the end of the primary lease

In any other case than those referred to in sections 76 and 77, the secondary lease ends without termination at the same time as the primary lease.

Section 79
Dwelling leased by an employer to be provided as emolument to employees

If the landlord has leased a residential apartment to an employer and given the employer, in the lease agreement or separately, written or oral permission to use the apartment as a dwelling to be provided to employees as emolument, the provisions of this chapter on a primary lease apply between the landlord and the employer and the provisions on a secondary lease apply between the employer and the employee. Moreover, the provisions of this chapter concerning the landlord and the secondary tenant apply between the landlord and the employee.

Chapter 11
Subleasing of a residential apartment

Section 80
Sublease

Sublease means a lease relationship arising when a tenant grants another person the use of a part of an apartment they have leased or a person other than a tenant grants the use of a part of an apartment in their possession to another person in exchange for payment. The parties to a sublease are the sublessor and the subtenant.

The provisions governing a residential lease laid down elsewhere in this Act apply to a sublease, unless otherwise provided in this chapter. However, the provisions of sections 17 and 18 on granting another person the use of an apartment and the provisions of sections 56–60 on the tenant's protection against unjustified termination and damages do not apply to a sublease.

Section 81
Duty to notify in a sublease relationship

The sublessor is obliged to inform the subtenant of the grounds for the sublessor's leasehold or other right to use the apartment and for the sublessor's right to lease out a part of the apartment.

Section 82
Subleasing of a single-family house

The provisions governing a sublease also apply to a lease agreement for an entire residential apartment in a single-family house comprising two residential apartments, if the owner of the house or a person who has leased the entire house or otherwise has possession of it resides in the other apartment. In such a case, the subtenant may use the residential apartment as a shared home with their spouse, the children belonging to the family, their close relative and a close relative of their spouse. If the subtenant is allowed to lease out the entire apartment leased by them to a third party, the provisions on a sublease also apply to this lease instead of the provisions on a secondary lease.

Section 83

Notice period for a sublease agreement and the moving-out date

When the sublessor terminates the sublease agreement, the notice period is three months in cases where the sublease has lasted uninterruptedly for at least one year immediately prior to the termination, and one month in any other case (*sublessor's notice period*). When the subtenant terminates the sublease agreement, the notice period is 14 days (*subtenant's notice period*). However, if it has been agreed in the sublease agreement that the sublease ends without termination at a specific date, this shall be observed.

The subtenant shall move out on the next working day after the end of the sublease at the latest. If the subtenant uses the apartment as their family home or if the subtenant is aged or seriously ill, the moving-out date may be deferred in the manner provided in sections 69 and 70; however, by no more than six months. In this case, any action concerning the deferral of the moving-out date shall be brought to court no later than 14 days before the moving-out date.

Any stipulation shortening the sublessor's notice period or extending the subtenant's notice period is null and void.

Section 84

Damages payable due to termination of a sublease agreement

If the sublessor has terminated the sublease agreement without a reason considered acceptable in a sublease relationship, the subtenant has the right to receive from the sublessor reasonable compensation for moving costs and for costs for acquiring a new rental apartment, and a sum equivalent to a maximum of three months' rent as reimbursement for the detriment caused by changing apartments.

Any stipulation restricting the right to damages due to termination of a sublease is null and void.

Section 85

End of a sublease due to the end of the sublessor's right of possession

A sublease ends without termination at the same time as the sublessor's leasehold or other right to use the apartment ends.

The sublessor shall notify the subtenant without delay of the date on which the sublessor's leasehold or other right to use the apartment and the sublease end. If the sublessor fails to make such a notification, the subtenant has the right to receive reasonable compensation from the sublessor for moving costs, unless the sublessor can prove that the subtenant was otherwise aware of the end of the sublessor's right.

Chapter 12
Employer-provided dwelling

Section 86
Employer-provided dwelling and applicable provisions

Employer-provided dwelling means a residential apartment which is leased out by virtue of a contractual or public-service employment relationship and over which the employer has control in the capacity of the landlord or on the basis of its membership or shareholding in a corporate entity or through a foundation or an equivalent body established by it.

The provisions on a residential lease laid down elsewhere in this Act apply to a lease for an employer-provided dwelling, unless otherwise provided in this chapter. However, if the employer-provided dwelling is subleased, the provisions of this chapter only apply if not otherwise laid down in the provisions governing subleasing.

Any stipulation of a lease agreement for an employer-provided dwelling restricting the rights of the tenant or the tenant's family member under this chapter is null and void.

Section 87
Transfer of leasehold and granting the use of an employer-provided dwelling to another person

The tenant shall not transfer their leasehold or otherwise grant another person the use of the employer-provided dwelling without the landlord's permission. The tenant may, however, use the apartment as a shared home with their spouse, the children of the family, their close relative and a close relative of their spouse without the landlord's permission, unless this causes considerable detriment to the landlord.

Section 88
Continuation of lease

The provisions of sections 45–48 on the continuation of a leasehold apply to a lease for an employer-provided dwelling only if the party wishing to continue the leasehold is also in a contractual or public-service employment relationship to the employer.

Section 89
Amount of rent charged after the end of a contractual or public-service employment relationship

Unless otherwise agreed and if the tenant continues to reside in the employer-provided dwelling after the end of the contractual or public-service employment relationship, the landlord may increase the rent to equal at most the maximum reasonable housing costs per square meter in the locality in question determined under the Act on General Housing Allowance (938/2014). (531/2026)

If the landlord wishes to increase the rent under subsection 1, they shall notify the tenant in writing of the increase, the new rent and the date of the increase, which shall be no sooner than at the beginning of the rent payment period following the notification. (531/2026)

The provisions of chapter 3 on the amount of rent also apply to rent increased in the manner referred to in this section.

Section 90
Tenant's right to terminate a lease agreement

Notwithstanding what is provided by law or agreed on the duration of the lease or the commencement of the notice period, the tenant has the right to terminate the lease agreement for an employer-provided dwelling with a notice period of 14 days or, without observing the notice period, so that it ends at the same time as the contractual or public-service employment relationship.

Section 91
Landlord's right to terminate a lease agreement

Notwithstanding what is provided by law or agreed on the duration of the lease or the commencement of the notice period, the landlord has the right to terminate the lease agreement for an employer-provided dwelling due to the end of the contractual or public-service employment relationship once notice of termination of the employment contract or public-service employment relationship has been given or the contract or relationship has been cancelled or a decision on the end of the employment relationship has otherwise been made. The lease agreement shall not be terminated on these grounds to end before the end of the contractual or public-service employment relationship, and a fixed-term lease agreement shall not in any case be terminated on these grounds after a year has passed from the end of the contractual or public-service employment relationship.

Section 92
Landlord's notice period

If the landlord terminates the lease agreement for an employer-provided dwelling, the notice period is six months irrespective of the duration of the lease in cases where the contractual or public-service employment relationship by virtue of which the employer-provided dwelling was leased out has lasted a minimum of one year, and three months in any other case, unless otherwise provided below or in another act.

If the employer has cancelled an employment contract on grounds other than the employee's illness, or if the employee themselves has given notice of termination of the employment contract or cancelled the employment contract without observing the notice period and without the existence of any of the reasons referred to in chapter 8, section 1, subsection 2 of the Employment Contracts Act (55/2001), and the landlord terminates the lease agreement for an employer-provided dwelling due to the end of the employment relationship, the notice period is three months in cases where the employment relationship has lasted for a minimum of one year, and one month in any other case. (87/2001)

If the agreed employment has required that the employee reside in a specific real estate property or apartment and this was specified in writing in the employment contract or the lease agreement, the notice period is one month irrespective of the duration of the employment relationship in cases

where the landlord terminates the lease agreement for an employer-provided dwelling due to the end of the contractual or public-service employment relationship.

If the landlord terminates the lease agreement for an employer-provided dwelling due to the end of the contractual or public-service employment relationship while the employment relationship is still in effect, the notice period begins to run on the last day of the calendar month during which the notice period for the employment contract or public-service employment relationship begins to run or during which the contractual or public-service employment relationship ends without termination, unless otherwise provided in another act. The notice period is always a minimum of one month calculated from the date on which notice of termination of the lease agreement is given, unless otherwise provided in another act.

Section 93
Prohibited stipulations on the notice period

Any stipulation shortening the notice period of the landlord of an employer-provided dwelling is null and void. However, it may be agreed that the landlord has the right to terminate the lease agreement for an employer-provided dwelling by observing the same notice period that the employer shall observe when terminating the tenant's employment relationship, if the lease agreement is terminated on the grounds of the employment relationship ending due to termination. In this event, it may be agreed that the notice period for the lease agreement begins on the same date as the notice period for the employment relationship. Even then, the notice period is always a minimum of one month calculated from the date on which notice of termination of the lease agreement is given, unless otherwise provided in another act.

Section 94
Providing an alternative dwelling

If there is an important reason for doing so, the landlord may, after they have terminated the lease agreement for an employer-provided dwelling, provide another suitable dwelling for the tenant's use for the time that the lease relationship continues longer than the contractual or public-service employment relationship. Any moving costs resulting from this shall be paid by the landlord.

Section 95
Deferral of the moving-out date

If the landlord has given notice of termination of the lease agreement for an employer-provided dwelling due to the end of the contractual or public-service employment relationship, the moving-out date may be deferred on the grounds provided in sections 69 and 70 only if the reason for the end of the contractual or public-service employment relationship is the tenant's illness, incapacity for work or retirement on old-age pension. In this case, any action concerning deferral of the moving-out date shall be brought to court no later than 14 days before the moving-out date. The moving-out date shall not be deferred, however, if the case concerns an employer-provided dwelling referred to in section 92, subsection 3.

Chapter 13
Provisions on entry into force

Section 96
Entry into force

This Act enters into force on 1 May 1995.

This Act repeals the Tenancy Act (653/87) of 10 July 1987, as amended.

Measures necessary for the implementation of this Act may be taken before its entry into force.

Section 97
Lease agreements concluded before the Act's entry into force

This Act also applies to residential lease agreements concluded before the entry into force of this Act, unless otherwise provided below.

The provisions on secondary leasing laid down in chapter 10 of this Act do not apply to such residential lease agreements concluded before this Act's entry into force to which the provisions on the secondary leasing of a residential apartment were not applied under the Tenancy Act.

Section 58 of this Act applies to a lease agreement concluded before this Act's entry into force and agreed to end on a specific date without termination only if the said lease agreement is one referred to in section 129, subsection 1 or 2 of the Tenancy Act.

The provision of section 92, subsection 3 of this Act applies to a lease agreement for an employer-provided dwelling concluded before 1 December 1987, if the employment requires the employee to reside in a specific real estate property or apartment, even if the stipulation referred to has not been confirmed in writing.

What is provided in section 6, subsection 2 of this Act applies to such a residential lease agreement concluded before this Act's entry into force that has been concluded on or after 1 January 1995.

Section 98
Unexpired time limit, pending judicial proceedings and examination of grounds for termination

If the time limit for a notification or action under the Tenancy Act expires after the entry into force of this Act, the expiry of the time limit and the effect of the notification or action are determined in accordance with the provisions of the Tenancy Act.

A matter concerning a residential lease that is pending in court at the time of this Act's entry into force shall be heard and decided in accordance with the provisions of the Tenancy Act.

Judicial proceedings concerning the termination of an agreement or the end of a fixed-term agreement that has taken place before this Act's entry into force may be initiated after this Act's entry into force in accordance with chapter 12 of the Tenancy Act, and the matter shall be heard and decided in accordance with the Tenancy Act.

Section 99
Adjustment of regulated rents

Unless the tenant and the landlord in a lease relationship other than one referred to in section 129, subsection 1 or 2 of the Tenancy Act that is based on an agreement concluded before this Act's entry into force have agreed otherwise concerning rent increases after the entry into force of

this Act, the landlord may, when one year has passed from this Act's entry into force, increase the rent annually by an amount corresponding to the change in the consumer price index after the Act's entry into force by notifying the tenant in writing of the increase, the new rent and the date on which the increase takes effect. The earliest date on which the new rent may take effect is the date on which the following rent payment period begins.

The provisions of this section also apply to rent referred to in section 27, subsection 3 of this Act that is charged in a lease relationship that is based on an agreement concluded before this Act's entry into force after the provisions of the Act on the Use, Assignment and Redemption of State-Subsidised (ARAVA) Rental Dwellings and Buildings no longer apply to the amount of the rent.

Section 100
Government recommendations on the adjustment of rents

The Government shall issue recommendations on the adjustment of rents referred to in section 99 after hearing the Rents Division of the Housing Council. This shall be done for three calendar years after this Act's entry into force.

Entry into force and application of the amending acts

87/2001:

This Act enters into force on 1 June 2001.

606/2001:

This Act enters into force on 1 January 2002.

234/2002:

This Act enters into force on 15 April 2002.

599/2002:

This Act enters into force on 1 January 2003.

737/2003:

This Act enters into force on 1 January 2004.

A debt incurred before the entry into force of the Act becomes time-barred as provided in section 21, subsection 3 of the Act on the Limitation of Debts (728/2003).

1038/2003:

This Act enters into force on 1 January 2004.

1609/2009:

This Act enters into force on 1 July 2010.

35/2013:

This Act enters into force on 16 March 2013.

672/2019:

This Act enters into force on 1 July 2019.

If bankruptcy has begun before the entry into force of this Act, the provisions in force at the time of the entry into force of this Act apply to the bankruptcy estate's liability for fulfilling the obligations arising from the lease agreement.

790/2020:

This Act enters into force on 23 November 2020.

Section 27a of the Act does not apply if the apartment-specific water meter referred to in subsection 1 of the said section has been installed in the building under a building permit applied for before the Act's entry into force.

531/2026:

This Act enters into force on 1 October 2026.

This Act also applies to residential lease agreements concluded before the entry into force of the Act. However, residential lease agreements concluded before the entry into force of this Act are governed by the provisions of section 4, subsection 2; section 8, subsection 1; section 27; section 32, subsection 2; section 52, subsections 2 and 4; and section 68 in force at the time of the entry into force of this Act instead of the provisions of this Act, unless otherwise agreed after the entry into force of this Act. In addition, section 8, subsection 2 in force at the time of the entry into force of this Act applies instead of section 8, subsection 5 of this Act, unless otherwise agreed after the entry into force of this Act.

After the entry into force of the Act, the landlord shall inform the tenant of their obligation referred to in section 17a to report persons residing in the apartment. If information on other residents has not been provided in connection with the conclusion of the lease agreement, the information referred to in subsection 1 of the said section shall be submitted for the first time without delay after the landlord has informed the tenant of their obligation to provide the information.

The provisions in force at the time of the entry into force of this Act apply to a notice, request or warning issued or sent before the entry into force of this Act.

A matter concerning a residential lease pending at the time of the entry into force of this Act is considered and decided in compliance with the provisions in force at the time of the entry into force of this Act.