

FAQs Rental issues from moving in to moving to moving out



As a vibrant cultural city and popular destination for students, Leipzig offers a lively atmosphere and a wide range of opportunities. Here we have compiled lots of important information, tips and answers to frequently asked questions about renting in Leipzig.

Please note that this is only a guide and does not claim to be exhaustive.

Please note: Here you find tips regarding the search of an apartment on the general housing market. If you are looking for information on a place in a student hall of residence, please visit our website for [housing](#).

Note for international students: Please note that proof of residence is essential for residence in Germany. If you have any questions or uncertainties, we recommend that you contact the social counselling service.



What is the qualified rent index of the city of Leipzig / rent index calculator?


The qualified rent index of the city of Leipzig provides an overview of the usual rents for various types of apartments in different districts. It serves as a guide for tenants and landlords when determining appropriate rental prices. The rent index is based on regular data collection and is an important tool for avoiding excessive rent demands. Interested parties can view and use the rent index and the rent index calculator on the official website of the city of Leipzig:

<https://www.leipzig.de/bauen-und-wohnen/wohnen/mietspiegel/>



What is the rent cap?

The rent cap in tenancy law limits the permissible rent increase within a certain period, especially in tense housing markets. It is designed to protect tenants from excessive rent increases and to stabilize housing costs. According to § 558 of the German Civil Code (BGB), the rent may be increased by a maximum of 20 percent within three years, unless a lower local rent cap applies. In Leipzig, a cap of 15% applies until 31.12.2025. Exceptions apply, among others, for modernization costs and special types of housing. Tenants should ensure compliance and seek legal advice if they have any questions.



What is rent control?(Mietpreisbremse)

Rent control is a legal instrument that regulates rental prices for new leases. Its aim is to prevent rents from rising sharply in new contracts without significant improvements to the apartment, such as through modernization. Rent control limits the increase in new rent to a maximum of 10 percent above the local comparative rent. Rent control is in effect until 31.12.2025.



What to do if you can't pay the rent on time or at all?

If you are unable to pay your rent on time or at all, it is important to contact your landlord immediately. You can do this informally by phone, but it is advisable to send an email explaining your situation in writing (e.g., BAföG is still being processed) and offering solutions such as partial payments (offer to pay a smaller amount) or deferment of rent. If you fall behind on rent for 2 months, you may face immediate eviction. Therefore, avoid not paying your rent at all. Even if you only pay part of the rent for several months, you could face immediate eviction. It becomes especially critical if you are the main tenant in a shared apartment and do not pay the rent – in this case, all members of the shared apartment could be evicted.

Please note: The [social counseling](#) team is happy to advise you on individual study financing and can also check if you are entitled to any benefits.



Warning letter from the landlord: What is it? When can a landlord issue a warning? What are the consequences?

A warning from the landlord is a formal notice to the tenant that they have violated contractual obligations or legal regulations and that this behavior must be corrected. It serves as a warning and a final opportunity before further legal steps can be taken. The landlord can issue a warning if the tenant, for example, fails to pay the rent, causes noise disturbances, or sublets the apartment without permission. The consequences of a warning may lead to a change in the tenant's behavior, but further violations can result in the termination of the lease by the landlord. Tenants should take warnings seriously, clarify the causes, and seek legal advice if necessary to protect their rights.

 **Liability and household insurance: What are they good for? What do they usually cover?**

Insurance type	Liability insurance	Household Insurance
Purpose	Protection against financial consequences for damages to third parties or their property.	Protection of personal property in the apartment against various risks.
Coverage	<ul style="list-style-type: none"> ✓ Personal injury ✓ Property damage ✓ Financial losses ✓ Rental property damage 	<ul style="list-style-type: none"> ✓ Fire ✓ Water ✓ Burglary ✓ Storm and hail
Why important?	Provides financial security and protection against liability risks in everyday life	Helps to maintain the standard of living after damages and protect property.
Example	You cause damage to someone else's property or accidentally injure someone. Your insurance covers it.	A water pipe burst damages furniture and electronics in your apartment. The insurance covers the repair costs.

 **How can I protect myself as a tenant in case of a dispute?**

- ✓ Preferably use verifiable written communication with the landlord, e.g., delivery by a non-contractual party with a signature on a duplicate (free of charge), return receipt, registered mail.
- ✓ Know your obligations as a tenant, such as reporting defects, subletting notices, etc., to avoid being at fault.
- ✓ Keep all documents sorted and accessible to all residents.
- ✓ Document defects, incidents, etc.
- ✓ Exchange information with neighbors.
- ✓ Exercise your tenant rights, defend them, and, if necessary, enforce them legally (don't be afraid, usually low dispute values).
- ✓ Know that every won dispute has an impact beyond the individual case, and every avoided rent increase affects the rent index!
- ✓ If in doubt, seek [legal advice](#) from the student services for a brief consultation.



What should I do if I discover a defect or damage in the apartment?

If you discover a defect or damage in your apartment, you should take the following steps: First, carefully examine and document the damage, then inform the landlord in writing and give them a reasonable deadline to fix it. In urgent cases, such as a burst water pipe, you can call an emergency service and notify the landlord immediately. If the landlord does not respond, you may be entitled to reduce the rent under certain conditions and, in the case of serious non-compliance, consider further legal steps, such as self-repair or a lawsuit for defect remediation. A rent reduction should be done promptly and in writing, ideally with an acknowledgment of receipt, by dropping it off or sending it by registered mail. It is recommended to seek [legal advice](#) for a rent reduction and to consider joining a tenants' association.



What should I do if there are problems with the landlord?

If problems arise with the landlord, a structured approach is crucial. First, carefully identify and document the problem. Next, it is advisable to communicate directly with the landlord, either in person or in writing. If this does not achieve the desired result, it may be wise to seek legal advice, for example, from a tenants' association or a lawyer. This can help prepare further steps, such as a rent reduction or legal action. The goal is to find an amicable solution and avoid potential legal conflicts.



When can a rent increase occur?

A rent increase may occur due to modernization measures, a rent that is below the local comparative rent, or an index rent. The landlord must notify the increase in writing with the new rent and justification at least three months in advance. The tenant then has two months to object in writing if they do not accept the increase. It is advisable to seek legal advice from a tenants' association or lawyer if there are any uncertainties.



How long can a landlord withhold the deposit after moving out, and what legal deadlines apply?

There is no legally defined deadline for the landlord to withhold the deposit. However, the usual period is between 3 and 6 months. If no defects are found, the deposit can be reclaimed after this period. If there are defects, the landlord may offset the deposit accordingly. Claims for the return of the deposit usually expire after 3 years, with this period ending on December 31 of the respective year.

How should I handle additional cost payments if WG members have already moved out?

In the case of tenant changes, it should be contractually agreed that the new tenant takes over the tenancy, including the settlement of payment claims. This should be established in advance to create clear rules between the new and former tenants. This ensures that all parties know how to handle possible additional cost payments.

Moving in and moving

How does the apartment handover work, and who should be present?

The apartment handover is a crucial step when moving in or out of a rental apartment, which should be carried out carefully. The tenant and landlord meet to inspect the condition of the apartment and create a handover protocol. It is important that both parties arrange the appointment in writing and prepare well by bringing relevant documents. During the inspection, all defects and damages, including windows, doors, floors, and even minor issues, are recorded in the protocol, which is signed by both parties at the end. It is essential to include everything in the handover protocol, as subsequent defect reports cannot be considered.

What is a handover protocol?

A handover protocol is a written document created during the apartment handover between the tenant and landlord. It serves to document the condition of the apartment and any defects. The protocol typically records meter readings, key handover, existing facilities, and the condition of floors, walls, and sanitary facilities. It is important that the tenant and landlord go through the protocol together, clarify discrepancies, and both parties sign the document at the end to avoid misunderstandings when returning the apartment. Note that you cannot report defects afterward. Make sure to get the completed handover protocol sent to you by email or printed immediately!

What is a deposit?

A deposit is a sum of money that tenants must pay to the landlord when signing a rental contract. It serves as security for the landlord for any claims arising from the tenancy, such as outstanding rent payments or damage to the apartment. The deposit is usually placed in a separate deposit account and refunded after the end of the tenancy, considering any claims from the landlord.



What formalities should I consider when moving (e.g., re-registration, broadcasting fee)?

When moving, several formalities need to be observed to correctly register all changes. You must register at the residents' registration office (Einwohnermeldeamt) within two weeks and will need your ID card (Personalausweis) and a confirmation of residence (Wohnungsgeberbestätigung) from your landlord. Additionally, you must register for the broadcasting fee (Rundfunkbeitrag), notify important institutions like banks and insurance companies of your address change, and arrange utility contracts for electricity, phone, and internet in a timely manner. If you own a car, it must also be re-registered, usually at the vehicle registration office (Kfz-Zulassungsstelle) or citizens' office (Bürgerbüro).



Where and how do I register my new residence?

Registering your new residence in Germany is done at the local citizens' office (Bürgeramt) or residents' registration office (Einwohnermeldeamt), also known as the registration authority (Meldebehörde) or citizens' bureau (Bürgerbüro). You must appear in person and bring your ID card or passport, as well as a confirmation of residence (Wohnungsgeberbestätigung) from your landlord. After filling out a registration form and submitting the required documents, your registration will be processed. The legal deadline for this is 14 days after moving in. This registration is important for official matters like applying for ID documents or tax-related issues.



How do I register electricity and internet in my new apartment?

Electricity: To have electricity from the time you move in, there is a basic contract with the local utility company (Stadtwerke). However, this is not necessarily the cheapest electricity provider or tariff. It's worth comparing providers. To register, you typically need your new address and, if applicable, meter numbers, which you can get from your landlord.

Internet: Internet is often not included. You need to sign a contract with an internet provider available in your new area, and it's also advisable to compare options. Make sure to check availability and choose the required bandwidth. Both registrations should be completed well before moving in, as it can take some time for the connection to be activated.



Tips for moving in and moving out

If you need a car for your move, Studentenwerk often offers affordable rental options. Also, consider using a dish exchange (Geschirrbörse) to save costs and conserve resources. IKEA is well-connected and offers practical solutions for furniture and furnishings. Visit a "free shop" (Umsonstladen) in your area for free or inexpensive furniture and household items, or use classified ads. Also, check out budget furniture stores to furnish your new home cost-effectively.

Moving out

How does the termination of a rental contract work, and what deadlines must be observed?

Terminating a rental contract must be done in writing and adheres to specific deadlines and procedures. In Germany, the statutory notice period is usually three months to the end of the month or the end of the agreed rental period. For fixed-term rental contracts (Staffelmietverträge), different deadlines may apply, as specified in the contract. After submitting the termination notice, you should obtain written confirmation from the landlord acknowledging receipt.

Do I have to continue paying rent during the notice period even if I move out early?

Yes, during the notice period, you are required to continue paying rent, even if you move out early. The notice period governs the time during which the tenancy continues after you have submitted your notice. Even if you vacate the apartment before the period ends, your obligation to pay rent remains, unless an amicable agreement has been reached with the landlord, or a new tenant (Nachmieter) has been accepted and takes over the tenancy.

How do I organize the search for a new tenant if I want to move out early?

To find a new tenant and move out early, you should first speak with your landlord to obtain their consent. Then, you can post an advertisement with the details of the apartment, arrange viewings with potential tenants, and check their creditworthiness. Once a suitable tenant is found, introduce them to the landlord and finalize the handover contractually. Note that the landlord is not obligated to accept the proposed tenant, for example, due to concerns about the peace of the house or other legitimate interests.

What renovation work or cleaning must be done by the previous tenant before moving out?

The previous tenant must carry out certain renovation work and cleaning before moving out, depending on the agreements in the rental contract. This usually includes painting in neutral colors, repairing holes from wall plugs, and thoroughly cleaning the apartment, including floors, windows, the kitchen, and sanitary facilities. Exceptions may apply if the landlord is responsible for renovations or if the apartment was already renovated when taken over. A detailed handover protocol is important to document the condition of the apartment and address any outstanding issues.

Arrange a pre-handover appointment to address any deficiencies during the term of your rental agreement.



What rights do I have if the landlord finds defects after I move out that were not noted in the handover protocol?

If the landlord finds defects after you move out that were not recorded in the handover protocol, it's important to remain calm and seek legal advice. The student [legal advice](#) service can help clarify the legal implications and recommend appropriate steps to evaluate and address any claims or demands from the landlord. In case of disputes, you should note in writing that the discovered defects are not acknowledged or are contested.



How can I ensure that all contracts are properly terminated or transferred?

To ensure that all contracts for electricity, internet, and other services are properly terminated or transferred, you should follow these steps: Create a list of all contracts in use, note the cancellation deadlines (1-3 months before moving out), cancel in writing by letter or email with all required details, arrange for transfers if necessary, keep all confirmations, check the status after a few weeks, and clarify any uncertainties directly with the providers.



What are the notice periods for landlords?

Notice periods for landlords vary depending on the duration of the tenancy. For tenancies lasting up to 5 years, the notice period is 3 months. If the tenancy has lasted between 6 and 8 years, the notice period is extended to 6 months. For tenancies of 9 years or longer, the notice period is 9 months.

Counselling service

Contact

Studentenwerk Leipzig – Social Counselling

Center for Social Services, Gutenbergplatz 4, 4.OG

Studenten Service Zentrum, Goethestraße 3-5, EG

Studentisches Familienzentrum (StuFaz), Nürnberger Str. 42, EG

✉ raumteiler@studentenwerk-leipzig.de



<https://www.studentenwerk-leipzig.de/en/counselling-social-issues/social-counselling/>

Your advantages

- ✓ Extensive counselling for your individual situation
- ✓ Support for taking decisions
- ✓ Free counselling services
- ✓ Anonymous counselling possible
- ✓ We are subject to the duty of confidentiality.

Here you can find further counselling services regarding the topic housing:

Legal Assistance for students financed by the semester contribution fee and state funds

SAMMLER & MÜLLER Rechtsanwaltskanzlei

Grassistraße 27

04107 Leipzig

Telefon: +49 341 14 99 884

<https://www.studentenwerk-leipzig.de/en/counselling-social-issues/legal-assistance/>

You can also contact the following organisations:

- Tenants' association
- Social counselling
- Consumer protection centre
- Operating costs assistance association

Please note: Legal advice from an external lawyer is very expensive.