

# STEP-BY-STEP PLAN

BEFORE THE 1st of JULY

## 1. SIGN UP!

You can sign up for the action, alone or together with your street, neighbourhood, resident committee or tenants association using [this form on our website](#).

**Note:** This step-by-step plan refers to the July 1st rent increase in the social rental sector. If your rent increase takes effect on a different date, there are different deadlines that apply. Are you renting in the private sector? Then not all the steps in this step-by-step plan apply to your case. You can still participate in the action and put pressure on your landlord and politicians but there are extra risks involved. Do you have questions about this? [Get in touch](#).

## 2. STOP THE AUTOMATIC RENT COLLECTION FROM YOUR LANDLORD ON JULY 1ST

You can arrange this with our [standard letter \(download pdf\)](#). Fill in the letter and send it by e-mail or post to your landlord. Feel free to ask for a confirmation of receipt. Make sure that you stop the direct debit **before mid June**.

**Note:** It is important that you continue to pay the current rent until the 1st of July. Stopping the direct debit will not change your obligation to the rent payment until July 1st.

## 3. RECEIPT OF RENT INCREASE PROPOSAL

Before **May 1st**, you will receive in writing from your landlord the proposal for a rent adjustment: in practice almost always a rent increase. This letter states the new proposed rent as of July 1st. You will also read that you can submit a notice of objection to your landlord before July 1st. To be able to participate in our action, we **strongly discourage** you from doing so because it is not compulsory, reduces your chances of success and results in unnecessary paperwork. If you receive the proposal for a rent increase after May 1st then [get in touch](#).

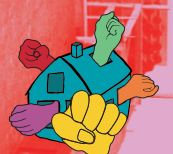
## 4. SET UP A NEW AUTOMATIC TRANSFER OF THE OLD RENT AMOUNT TO YOUR LANDLORD

Continue to pay the old rent after July 1st. Arrange a new automatic transfer of the entire rent amount you paid before July 1st, using online banking. The start date of this automatic transfer should be July 1st, (or the day you are used to paying the rent). This ensures that you continue to pay the old rent amount and prevents you from accumulating rent arrears.

## 5. SET UP ANOTHER AUTOMATIC TRANSFER OF THE RENT INCREASE TO YOUR SAVINGS ACCOUNT

Also set up an automatic transfer of the amount of the rent increase to your savings account. By putting the saved money aside from July, you can avoid any future debts, see step 9.

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## AFTER THE 1st of JULY

! You have already taken the most important steps! Please note that you are not doing anything that it is illegal. You can always stop participating in our action and reverse the steps mentioned above. Read what the [Juridisch Loket](#) has to say about the legal possibility of refusing a rent increase.

From experience we know that these first steps might be scary for some tenants. It is therefore advised to maintain regular contact in order to support each other in this action. We will continue pushing the action and demands to landlords and politicians through media and direct actions.

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## 6. YOU CONTINUE TO PAY THE OLD RENT

**After the 1st of July** you continue to pay the old rent and put the amount of the rent increase into your savings account each month, as described above. Your landlord's rent collection agency might notice that you have not paid the rent increase and send you an automatically issued payment reminder. The collection agency might send you a payment reminder for the rent arrears. The landlord or the collection agency does not have a legal basis on sending a reminder. Therefore, you are not in debt arrears.

## 7. PAYMENT REMINDERS

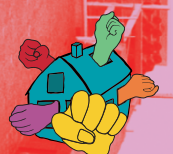
The landlord might continue to send regular payment reminders whose tone can become increasingly threatening. These letters have no legal basis. 1st reminder, 2nd reminder, demand, last warning, pass on data to the municipality, pass on data to the collection agency, threaten with a bailiff: landlords are persistent and intimidating, while these letters are not permitted by law: after all, you are not in debt arrears.

It is also possible that your landlord contacts you by telephone about your "debt" and attempts to negotiate payments. You only have to say that you are not in debt arrears and that the landlord needs to sort this out internally.

## 8. RECEIPT OF REGISTERED LETTER

If you have not submitted a notice of objection to your landlord before July 1st and you have not paid the rent increase, the landlord can only do one thing. They have to send you a registered letter within three months after July 1st (so **before October 1st** of that year). In this letter, the landlord repeats his rent increase proposal from the 1st of May. This is the legal route the landlord must follow in order to obtain the rent increase. The letter is registered because the landlord must be able to prove to the Huurcommissie (Rent Assessment Committee) at a later date that the tenant was aware of the proposal.

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## DIDN'T RECEIVE A REGISTERED LETTER?

! If your landlord is too late in sending a registered letter or if you do not hear from him **before the 1st of October**, the rent increase as of the 1st of July will legally NOT take place. **Congratulations, you have successfully refused the rent increase!**

If you refuse the rent increase the landlord must submit the rent increase to the Huurcommissie (Rent Assessment Committee), but after October 1st that option is no longer available. Your rent will therefore remain the same this year.

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## 9. DID YOU RECEIVE A REGISTERED LETTER?

If your landlord does send a registered letter **before the 1st of October**, as a tenant you have to decide what to do:

- Either you decide to pay the rent increase retroactively. To do this, use the money that you have put aside in your savings account since July 1st.
- Or the tenant decides to submit a petition to the Huurcommissie (see next step).

## 10. FILING AN APPLICATION WITH THE HUURCOMMISSIE

If you decide in the previous step to go to the Huurcommissie, you must submit a petition **before the 1st of November**. If necessary, contact your own tenants' organization for help with filing a petition.

The costs for filing an application with the Huurcommissie are 25 euros and, as a tenant, you will receive an invoice for this. Tenants on social assistance benefits or similar income may be exempt from paying the 25 euros. Consider the legal fees as the only, one-time costs for participating in our action.

## 11. HANDLING OF THE HUURCOMMISSIE

Now that you have notified the Huurcommissie, you will have to wait for their response. The Huurcommissie can ask you to send additional documents, make a presiding decision or summon you to a hearing. Even then you can contact your tenants' organization for support or report this to us.

## DISCLAIMER

This website provides a step-by-step plan for formally refusing a rent increase. As a tenant, you remain responsible in all cases for the steps you take or have taken when refusing a rent increase. The initiators of this website accept no liability in any form whatsoever.

