



# 10 Steps of Finding a Place to Live



# 1. Define what kind of a place you can afford

When you start looking for a place to live it is important to define what share of income or savings you can spend on home related costs. These costs include rent, charge for basic services inseparable from home (living space) use (heating, water supply, sewerage, household waste disposal) additional services agreed upon by the landlord and tenant in the home (living space) tenancy agreement (hot water supply, gas, electricity etc.). Keep in mind that the tenant also pays for telecommunication services – TV, Internet, telephone.



# 2. Identify parameters of the desirable living space

Define your needs and wishes when looking for a place to live. Choose a city, district where you want to live. Define your needs regarding infrastructure – kindergartens, schools, medical facilities, public transport etc. Define functionality criteria for your home – facilitated, partially facilitated (water, toilet in the hallway, wood heating). When you find a suitable home, check its actual condition.



# 3. Choose suitable assistance or way when searching for a place to live

When looking for a place to live you can do it on your own, ask friends, family, acquaintances or use advertising and real estate company websites:

[www.nams24.lv](http://www.nams24.lv)  
[www.latio.lv](http://www.latio.lv)  
[www.ober-haus.lv](http://www.ober-haus.lv)  
[www.arcoreal.lv](http://www.arcoreal.lv)

Information is available in Latvian, English, and Russian

[www.ss.lv](http://www.ss.lv)  
[www.reklama.lv](http://www.reklama.lv)  
[www.zip.lv](http://www.zip.lv)

Information is available in Latvian and Russian.

You can ask real estate companies for assistance when looking for a place to live, however, bear in mind that service charge of such companies usually amounts to 1 month's rent.

# 4. Documents required to conclude a tenancy agreement

Tenancy procedure is laid down in laws and regulations, therefore, when the right to rent is secured, the landlord and the tenant must meet all formal requirements so that the deal would be legally effective.

Remember – in order to attain the right to rent, tenancy agreement must be concluded. Tenancy agreement should be concluded **only in writing**



## 5. Agree on the most important terms and conditions of the tenancy agreement

Agree on the **tenancy object** – specifically what space is rented out, its location and area;

**rental rate** – upon conclusion of living space tenancy agreement, the rental rate is set by a written agreement between the landlord and the tenant;

**payment method and deadline** – the agreement should state how accounts are settled with the landlord. The agreement should also stipulate the specific deadline for the payment of rent and other services supplied by the landlord.

## 6. Preparation and conclusion of the tenancy agreement

Request that the tenancy agreement specifies:

- ✓ Landlord's full name, identity number, address, telephone number and email address;
- ✓ What charges are included in rent and what should be paid additionally;
- ✓ To whom and how you pay the rent (in cash or by wire transfer);
- ✓ Whether the living space is owned by the landlord or it is sublet to you. If the living space is sublet to you, it means that the landlord of the living space is renting the space from the living space owner based on a tenancy agreement.
- ✓ Request that the tenancy agreement is made in 2 copies. Keep one signed copy of the agreement. The landlord keeps the other signed copy of the agreement.

On the day the space for rent is handed over to you draw up a **Delivery and Acceptance Certificate** with the landlord and specify the condition, area of the space and technical condition of plumbing and other appliances as well as meter readings.

## 7. Your rights as a tenant

Laws and regulations assign particular rights to you as a tenant:

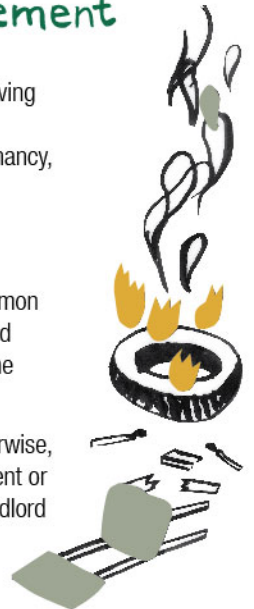
- 0 To lodge your spouse, parents (also adoptive parents), siblings incapable of work and adult kids who do not have their own family provided that all adult family members of the tenant living in the living space have agreed and the landlord has been notified in advance in writing thereof;
- 0 The tenant is entitled to make corrections to the draft agreement and subsequently sign a mutually acceptable, advantageous version of the agreement in compliance with law;
- 0 Tenancy agreement is a basis for declaration of the place of residence.



## 8. In what cases the landlord is entitled to terminate the tenancy agreement

The landlord is entitled to terminate the living space tenancy agreement only in cases provided for in the Law on Residential Tenancy, if the tenant:

- 0 Damages or destroys living space (also furnishings), other structures and rooms handed over to the tenant for use or common areas of the building, communications and appliances (the landlord may terminate the agreement without giving a notice);
- 0 Violates terms of use of living space otherwise, thus rendering living in the same apartment or house impossible to other people (the landlord may terminate the agreement without giving a notice).



## 9. What to pay attention to

Always read the agreement carefully before signing. If you have a chance to use legal assistance, this would be the best time to use it during the agreement conclusion stage. Before you pay any sum of money to the landlord (owner or manager) make sure you have received an explicit written consent to establish legal relationship regarding living space tenancy.

You should receive a document signed by the recipient for each payment certifying receipt of the amount unless you pay by wire transfer (keep the payment order).



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## 10. Where to seek help

Society  
"Shelter "Safe House"",  
tel: 67898343,  
patverums-dm.lv

Latvian National Association  
for Consumer Protection,  
tel: 67296884, 29144452,  
29295520

Club for Protection  
of Consumer Interests,  
tel: 67221267

Centre of Consumer  
Protection,  
tel: 65452554; ptac.gov.lv

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Solidarity  
and management  
of migration flows

