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# RESIDENCE HALL REGULATION ON THE ORGANISATION AND FUNCTIONING OF STUDENT ACCOMMODATION AT THE “VICTOR BABEȘ” UNIVERSITY OF MEDICINE AND PHARMACY OF TIMIȘOARA

UNIVERSITY YEAR 2022-2023

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## CHAPTER I. GENERAL ASPECTS

**Art. 1.** The “Victor Babeș” University of Medicine and Pharmacy of Timișoara has 8 residence halls with a total number of 2500 beds in rooms for 2, 3, 4 persons, of which 6 residence halls with a number of 1820 beds located in the student campus, and 2 residence halls with a number of 680 beds located near the “Victor Babeș” University of Medicine and Pharmacy of Timișoara.

**Art. 2.** a) The residence halls of the “Victor Babeș” University of Medicine and Pharmacy of Timișoara are intended for the accommodation of medical students during the academic year (according to the curriculum, including summer internship); resident physicians from abroad – holders of scholarships from the Romanian State, within the number of available beds; Romanian resident physicians and master’s degree students, within the number of available beds (rooms with > 2 persons). UMFVBT does not provide accommodation for doctoral students.

- b) If the students assigned to the lists do not appear to conclude leases within the established deadlines, students from other universities in Timișoara will be assigned to the vacancies. The number of available beds will be communicated in writing to the other higher education institutions in Timișoara, with a request to send (within the set deadlines) the list of students who will be accommodated in the UMFVBT residence halls.
- c) The rest of the time, the residence halls will have a regime proposed by the General Administrative Department and approved by the UMFVBT Board of Directors, to allow the performance of current repairs and grant leave to the staff employed at the residence halls.
- d) SSMT, TDSA, LSFT have priority in using the protocol rooms and a certain number of rooms for students involved in student exchanges (Romanians and foreigners).
- e) During the summer break, the available rooms can be leased, at the rates proposed by the General Department and approved by the UMFVBT Board of Directors. The following can be accommodated during the summer break, if restrictions on movement imposed on the population by the authorities are removed:
- UMFVBT students carrying out summer internships;
  - UMFVBT students employed during the summer break;
  - final year UMFVBT students until the completion of the bachelor’s thesis;
  - Candidates registered for the admission examination, together with companions (first degree relatives);
  - Students involved in UMFVBT or UMFVBT legal student organisations actions, carried out under the patronage of the UMFVBT.
  - Residents also accommodated during the academic year.

**Art. 3.** Each residence hall has an organisational chart with the staff employed, according to the established norms, composed of administrator, technical maintenance staff, janitors, and security staff.

**Art. 4.** The residence halls are subordinated to the General Administrative Department, through the Social Administrative Department, and are coordinated by it.



**Art. 5** A student committee will be established and function in each residence hall, meant to represent the interests of the students accommodated in that residence hall in the relations with the UMFVBT employed staff responsible for the administration of residence halls, including by direct collaboration with these staff members for solving various issues. The SSMT Executive Bureau will appoint a Residence Hall President.

**Art. 6.** a) The residence hall committee will be composed of: Residence Hall President, a head of floor for each of the floors of the residence hall, and an internet network administrator. The composition of the residence hall committee can be modified at any time during an academic year only by the SSMT (Executive Bureau) at the request of the students living in the residence hall.

b) Activities in the residence hall will be carried out only with the approval of the Social Administrative Department, the residence hall administrator, and the residence hall president.

## CHAPTER II DISTRIBUTION (ACCOMMODATION) OF STUDENTS IN RESIDENCE

**Art. 7.** Romanian students who do not have a permanent residence in Timișoara and foreign students who attend various forms of study within our University can be accommodated in residence halls. Exceptionally, with the approval of the UMFVBT Accommodation Committee, students with a permanent residence in Timișoara who have special social, medical situations, validated by specialised committees within the faculties, can also be accommodated.

**Art. 8.** The “Victor Babeș” University of Medicine and Pharmacy of Timișoara ensures the accommodation of students within the number of beds available. In single room residence halls, the distribution will be made with the approval of the UMFVBT Accommodation Committee according to the criteria established by this Regulation.

**Art. 9.** a) The distribution of accommodation beds in residence halls for students begins with pre-accommodation, which will take place at the end of the current academic year for the following academic year. The pre-accommodation criteria are found in Annex 1 which is an integral part of this Regulation.

b) Pre-accommodation represents the student’s right to keep the same accommodation for the next academic year and his/her possible options for other residence halls or rooms, options that will be analysed and settled by the accommodation committee, depending on the possibilities, according to the pre-accommodation and accommodation criteria.

c) Pre-accommodation will consider students who have been definitively excluded from the residence hall, as they no longer have the right to stay in the UMFVBT residence halls.

d) Students admitted in the first year at UMFVBT, who want accommodation, will fill in a standard application, at the UMFVBT secretariates, when they confirm their place,

e) Students/master’s degree students will fill in, together with the accommodation application, the Information Note on the processing of personal data, according to Annex 5, an integral part of this Regulation.

**Art. 10.** a) Students are accommodated according to the distributions displayed on the lists (or



Accommodation Directive) and based on the ID card.

- b) The accommodation lists will be displayed by the Accommodation Committee on the UMFVBT notice board and on the UMFVBT website.
- c) The accommodation committee consists of: Vice-Rector (Vice-Dean) for social issues, the General Director, the Social Administrative Director, and the representatives of the UMFVBT students.

**Art. 11.** Actual accommodation occurs prior to the beginning of the academic year, according to the accommodation lists, in person, based on the ID card. The building administrator will conclude the Lease (according to Annex 2, which is an integral part of this Regulation) with all students and register them in the Register of Tenants, and the Residence Hall President will subsequently sort out the change of address.

**Art. 12.** For the students of other universities, the distribution is made by the Accommodation Committee, based on the lists sent by the higher education institutions.

- Art. 13.**
- a) The accommodation place is taken over individually by each student, with the obligatory conclusion of the Lease, signed by the administrator of the residence hall and that student.
  - b) The Residence Hall President will be present 10 days and the Residence Hall Committee one day before the beginning of the accommodation period in order to take over the shared spaces, drawing up a Minutes with the respective inventory between the President and the Residence Hall Administrator.
  - c). Students accommodated in the residence halls are responsible for preserving the condition of the residence halls, of all the related assets, according to the handover documents they have signed.
  - d). Students accommodated are responsible for their visitors and for the possible damages to the rooms, furniture or for thefts perpetrated by them.

## CHAPTER III RIGHTS AND OBLIGATIONS OF STUDENTS ACCOMMODATED IN RESIDENCE HALLS, EMPLOYED STAFF AND RESIDENCE HALL

**Art. 14**

(1)

a) Students accommodated, on the date of expiration or termination of the lease, are obliged, on that day, to vacate the occupied place and perform the departure clearance formalities with the residence hall Administrator. Likewise, students who give up the leased place or have been excluded from the residence hall are obliged to perform the departure clearance formalities.

b) Departure clearance means the handing over of the inventory taken over under the lease, the payment of all debts to the administration until that moment, as well as the handing over of the room key and the access card to the residence hall, formalities which will be performed in the presence of the Administrator and the Residence Hall President.

c) On the day of the departure clearance, the administrator together with the Residence Hall President (who starts to work after the examination session) will take over the inventory from the students and will check its state.



d) Students have the obligation to leave their rooms and annexes clean. The administrator will not perform the departure clearance for rooms with damaged walls, broken windows, other damages until remediation or recovery of the value of the damages produced.

e) If the tenants of a room do not all leave at once, students who leave earlier may carry out the departure clearance formalities, and those who remain in the room are responsible for the goods left in the inventory. In this case, the handing over of the room is done by those who leave last.

f) 1st to 5th year students will be accommodated for the summer internship (July – students will submit certificates signed by the coordinating physician) at the rates charged during the academic year.

g) During breaks, the lessor is not responsible for ensuring the security of the personal belongings of co-lessees, in case they remain in the rooms.

**(2)**

a) During the summer break, rooms may be used in a hotel system, at the proposal of the General Administrative Department and with the approval of the UMFT Board of Directors.

b) Students will submit an application in order to obtain an accommodation during the summer break, the summer internship, respectively, specifying the motivation and the period they want to be accommodated, together with a copy of the ID card and student ID card. Students who lived in residence halls during the academic year will have an endorsement from the residence hall administrator (where they lived) – “no debts and no deviations”.

c) Applications will be registered in a register of applications for accommodation during the summer break, at the administration of the residence hall that remains open. Students who perform their internship or work during the summer, and want to benefit from an accommodation have the obligation to attach to the application a certificate from the institution where the internship takes place, or from the workplace, respectively, attesting their status of trainees, or employees, respectively.

d) Student organisations must issue certificates stating that they will carry out activities under the patronage of the UMFVBT during the summer which requires the participation of the student; the certificate that must be attached to the application.

e) Leases will be drawn up for students, or candidates for admission (according to Annex 3, which is an integral part of this Regulation).

f) All students accommodated during the summer break, based on the abovementioned applications, will be registered at the administration of the residence hall where they will be accommodated in a Register regarding the evidence of accommodations during this period (according to Annex 4, which is an integral part of this Regulation). Entries in this Register will include the date of entry, the date of exit, the access card to the residence hall, as well as the fees collected (according to the fees established with the approval of the Board of Directors).

**Art. 15.**

- a) The Residence Hall President and the Coordinator of the SSMT Social Department will be allocated a room in that residence hall, exempt from taxes (related expenses will be paid from the UMF's own income, namely from rentals). Said room will be established by mutual agreement with the Social Administrative Department.
- b) The Residence Hall President, together with the residence hall committee, will manage and maintain the reading rooms.



**Art. 16.** The residence hall administrator has the obligation to follow the preservation of the material assets he/she manages, including the residence hall building, and to observe the state of cleanliness, on which occasion he/she can make some proposals to remedy the negative aspects observed. If necessary, he/she may enter the room where events occurred that may cause damage (fires, floods, repairs, interventions, control).

**Art. 17.** a) In case of damages or destruction of material assets caused by students, their remediation is done by the student or students in question by repairing or replacing the damaged assets.

b) Where the perpetrators have not been identified, depending on the place where the deed(s) took place (the shared spaces on the floor), the tenants on that floor will all be charged

**Art. 18** Maintenance staff, namely janitors, have the obligation to ensure the cleanliness of all the shared spaces (bathrooms, hallways, reading rooms, stairwell, stores) around the residence halls and other places indicated by the residence hall administrator. Handymen coordinated by the administrators or the zonal maintenance workshop are obliged to execute the maintenance works of the installations and other assets in the residence hall, except for the damages caused by the tenants for whom the repair regime will be established urgently. Handymen have the obligation to check the complaint book at the gate of each residence hall, and resolve the requests in due time.

**Art. 19.** In order to prevent possible events and considering strangers entering the residence hall, doorkeepers have the obligation to check these persons' ID cards and register them in the entry register. In this case, all the tenants of that residence hall are obliged to present the ID card with the change of address at the request of the doorkeeper.

**Art. 20.** a) Students accommodated in the residence hall have the obligation to have a normal, civilised and dignified conduct, to maintain peace and public order.

b) It is prohibited to organise parties in residence halls.

**Art. 21.** Students accommodated in a residence hall under a lease have the right to request in writing to the residence hall administrator to perform some maintenance and repair works in the room where they live or in the shared spaces. The administration has the obligation to resolve a student's request in due time, otherwise the damages occurred after the date on which student made the request will not be imputed to him/her. Excluded from this are the cases when it is found that the damage occurred through the fault of one or more students, in which case the repairs are borne by the students in question, according to these Regulations.

**Art. 22.** A student accommodated in a residence hall has the right to use the same leased place as long as he/she does not give up this place. In case of waiver, the student carries out the departure clearance formalities according to the contract.

**Art. 23.** A student who fictitiously occupies a place in a residence hall in order to make it available to other persons will be sanctioned by exclusion from the residence hall according to Art. 37.



**Art. 24.** Students accommodated in the residence hall have the right to submit a complaint related to the existence of some negative aspects regarding the activity in the residence hall that make it difficult to live together, and to propose measures for improvement. The complaints and proposals will be noted in the register made available to students for this purpose by the residence hall administrator.

**Art. 25.** Students accommodated in the residence halls have the right to be visited by persons they know, provided their roommates consent. Any visit will be announced at the administration or the gatehouse of the residence hall, in order to be registered.

**Art. 26.** The staff of the residence hall has the obligation to notify the administrator and the Residence Hall President on the damages caused by the students, in order to have them remedied by the persons in question. The Residence Hall President is obliged to notify the Administrative Department about the damages and disturbances caused, and to try to find the perpetrators.

**Art. 27.** The departure of students from the residence hall without performing their legal departure clearance formalities is penalised according to the clauses established by the concluded lease. Resulting debits will be settled in accordance with the law.

**Art. 28.** Electricity will be paid separately by the student according to the metering.

**Art. 29.** Access to the residence hall after 11 pm is allowed only after an identification by the doorkeeper (ID card with change of address for the accommodated students, or any legal identity document for the persons who do not live in the residence hall), according to art. 19. The doorkeeper must record in the Entry Register: time of entry, name and data of the identified person, no. of accompanying persons, and the room.

**Art. 30.** It is prohibited to post various documents outside the places specially arranged by the residence hall administration. It is prohibited to throw paper, cardboard, water balloons or other objects out the window, creating an unpleasant appearance around the residence hall or endangering the physical integrity of persons walking on the alleys. Failure to comply with these prohibitions entails remediation of damages and sanctions according to Art. 37.

**Art. 31.** In order to prevent accidents, it is prohibited to: use any improvised electrical devices; and to introduce and use gas cylinders in residence halls.

**Art. 32.** It is prohibited to tamper with the electrical installation. It is prohibited to tamper with the existing furniture or make any other interior modifications without the approval of the building administrator.

**Art. 33.** The installation of antennas on the roofs and walls of the residence halls will be done only by the authorised persons within the Technical Department. It is strictly prohibited to move on the residence hall terraces, so as to prevent damage to existing installations.

**Art. 34.** It is prohibited to keep animals in rooms (cats, dogs, birds, etc.).





## CHAPTER IV

### PROVISIONS REGARDING SANCTIONS

**Art. 35.** For offences resulting in material damage, in addition to the obligation of those who have committed the act to remedy the damage, a sanction provided for in this chapter will be applied to them, in accordance with Art. 37.

**Art. 36.** Offences committed by those who live in the residence hall will be recorded in a report by the residence hall administrator or Residence Hall President. The report will be submitted to the Social Administrative Department, establishing the sanction depending on the gravity of the committed acts. Sanctions are found in the Lease, or are established by the Accommodation Committee at that time.

**Art. 37.** Depending on the seriousness of the offences committed by not observing the residence hall regulations, the following may apply: WARNING, PENALTY FEE, EXCLUSION FOR A FIXED PERIOD FROM THE RESIDENCE HALL, PERMANENT EXCLUSION FROM ALL RESIDENCE HALLS of the University of Medicine and Pharmacy of Timișoara, according to the Lease or the decision of the Accommodation Committee issued at that time.

## CHAPTER V

### ACCOMMODATION CRITERIA

**Art. 38.** Following pre-accommodation, the students' options will be settled within the number of available beds, in reverse order of the study years (year 6, 5, 4, etc.), taking into account the score obtained, according to the Pre-accommodation criteria.

- Art. 39.**
- a) In the case of siblings who are students at UMFVBT, accommodation will be granted in the same room, as the case may be, and taking into account the year of study.
  - b) Second degree relatives (brothers/sisters), or husband/wife, respectively, of the UMFT student, who are students at another faculty, can receive accommodation within the number of available beds, taking into account the priority of medical students who have been pre-accommodated, in residence halls with 2 persons/room.
  - c) In residence halls with single rooms, priority for accommodation is given to married students (both UMFT students) who submit the documents in due time (no later than 2 weeks before the accommodation starts). If places remain available, they will be filled by final year students..

**Art. 40.** The order in which the accommodation applications within the UMFT Residence Halls are solved is the following:

- a) pre-accommodated students
- b) 1st year students
- c) students who have applied for accommodation, but were not living in the UMFT Residence Halls at the



time of the pre-accommodation.

**Art. 41.** The applications of students with social issues (disability, orphans, serious medical conditions) will be analysed by the Accommodation Committee in collaboration with the specialised committees of the respective faculties.

**Art. 42.** The entire responsibility with regard to the preparation of lists with students from other higher education institutions, accommodated according to Art. 12, belongs to the requesting institution.

## CHAPTER VI. ANNEXES

Annex nr. 1 - Pre-accommodation criteria for the academic year 2022/2023

Annex nr. 2 – Draft for LEASE contract for the academic year 2022/2023

Annex nr. 3 – Draft for LEASE contract 2022 – summer holiday period

Annex nr. 4 - Register on the record of accommodation during the summer

## CHAPTER VII. FINAL PROVISIONS

**Art. 43.** This Regulation will be communicated to the employed staff of the residence hall, and to those who are staying in the residence hall. One of the accommodation conditions, which will be specified in the lease, will be the observance by the person accommodated of the Residence Hall Regulations.

**Art. 44.** This Regulation applies as of the date of its approval by the Board of Directors of the “Victor Babeș” University of Medicine and Pharmacy of Timișoara, since 04.05.2022.

**Rector**

**Prof. univ. dr. Octavian Marius Crețu**

**Vice-Rector for Social-Administrative Issues,**

**Prof. univ. dr. Victor Dumitrașcu**

*Semnătura olografă este aplicată pe varianta originală a documentului care se păstrează în arhiva Senatului universitar. Prezentul act are aceeași forță juridică ca și documentul original.*



**Pre-accommodation criteria for the academic year 2022/2023**

1. UMFVBT students and residents accommodated in the residence halls of the institution have the right to stay for the academic year 2022/2023 in the places where they were accommodated in the current academic year, being able to apply for another room or residence hall. Pre-accommodation is mandatory for the distribution of accommodation beds. Students will fill in the required data in the pre-accommodation form, **between 01-10.06.2022**.
2. UMFVBT students who will not follow the pre-accommodation formalities during the established period will lose their accommodation right in the UMFVBT residence halls for the academic year 2022/2023.
3. Students who have not observed the obligations of the residence hall contract will not be accommodated depending on their option, but will be randomly distributed on the vacancies or will lose their right to accommodation, depending on the seriousness of the act.
4. On the date of the pre-accommodation, the student must not have outstanding payments with regard to residence hall fees (otherwise, the pre-accommodation is cancelled).
5. **The student must personally fill in the pre-accommodation form.**
6. **Students from other universities, accommodated in the UMFVBT residence halls, do not have the right to pre-accommodation.** Exceptions are first degree relatives (brothers, sisters) and married students, who will attach to the form, within the established period, a copy of the identity document, a copy of the student ID card, and proof of the degree of kinship; their application will be solved within the number of available beds.
7. Scoring criteria for the distribution of students in a residence hall with 2 persons/room :
  - a) Students who obtained in the first semester of the academic year 2021 - 2022 the general average of 8.50 regardless of the year of study can opt for a place in 2-person room residence hall (residence halls 10, 18, 24). The pre-accommodation options will be observed within the number of available beds.
    - The methodology for calculating the score is as follows:
    - 10 points for final year students
    - 5 points for each graduated year of study
    - 1 point for every 5 hundredths above the average 8.50
    - If more students obtain an equal score, the tie is solved based on the general average obtained in the first semester of the academic year 2021-2022.



**LEASE**  
**NO. ....CONCLUDED THIS DAY OF.....**  
**CONTRACTING PARTIES**

This Lease has been concluded on .....between the “VICTOR BABEȘ” UNIVERSITY OF MEDICINE AND PHARMACY OF TIMIȘOARA, headquartered at Piața Eftimie Murgu Nr. 2, holder of the right to administer state-owned student residence halls with the destination of housing, as lessor – represented by the residence hall administrator.....  
and .....son/daughter of..... and.....  
.....student at the Faculty of.....year.....  
with a permanent residence in .....strada (street).....bl (building).....  
sc (entrance) ..... ap (apartment).....Județul (County)....., holder of ID card series....., no. ...., issued  
by....., on ....., CNP (Personal ID number) ....., tel. ....,  
as lessee (tenant).

**OBJECT OF THE CONTRACT**

**Art.1** The object of the contract is the lease for use for the academic year 2022-2023 of housing premises (one place) for residential purposes in residence hall ..... room ....., located at the address....., of the installations and associated shared areas, as well as the inventory specified in the handover minutes annexed to the contract..

**DURATION**

**Art.2** The lease is valid for the entire academic year, after which the student will hand over the room to the administrator based on the handover minutes

**ACCOMMODATION FEE**

**Art.3** The accommodation fee represents the costs for each accommodation place, and depends on the subsidy distributed by the Ministry of National Education.

The UMFT Board of Directors approves the accommodation fee proposed by the General Administrative Department for each residence hall, depending on consumption and related expenses from the previous period

**PAYMENT**

**Art.4** The payment of the accommodation fee for the current month is made until the 5th of that month. From the 6th of the month, penalties of 0.5% per day will be applied for each day of delay, except for the first month of accommodation, when payment is made once the contract is signed. At the end of the contract, in September, the accommodation fee is paid for October as well.

In case of non-payment of the accommodation fee until the penultimate working day of the month (the first day being the day of calculation with penalties), the lease will be automatically terminated, without accommodation right in the following year.

Upon termination of the accommodation lease, at the request of the student, the amounts paid in addition are refunded based on an application, signed by the residence hall administrator. The term for settlement and restitution is 7 working days from the date of approval of the application..

**Art.5** Electricity will be paid separately by the student at the fees on the market, regardless of the form of tuition (budget, fee, scholarship holders, etc.).

The payment of electricity is made between the 20th and 30th of the current month for the previous month. After this date, penalties of 0.5% per day are applied for each day of delay.



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NO collections are made on the last working day of the month.

## OBLIGATIONS OF THE CONTRACTING PARTIES

**Art.6** The lessor has the obligation:

1. to hand over the room with the facilities specified in the object of the contract in a condition suitable for use for housing purposed, according to the handover minutes.
2. to ensure the execution of maintenance and repair works necessary for the proper use of the shared areas of the residence hall.
3. to permanently ensure the cleaning of the shared areas of the residence hall (hallways, reading rooms, stairwell, shared toilets, waste baskets) and the outdoor areas of the residence hall, as well as the daily evacuation of household waste.
4. to prohibit any modification of the space leased, with the related facilities, the subletting of that space, or its use for other purposes.
5. to verify the way in which the lessee (tenant) uses and maintains the rented living space, the inventory given for use in the shared spaces of the residence hall.
6. from the date of finding, to recover immediately deficiencies and damages caused to the assets in the rooms and in the shared spaces of the residence hall by collecting the equivalent value and the installation labour.
7. to collect fees according to this lease whenever it is the case.
8. to ensure security at the entrance to the residence hall, and the observance of hygienic-sanitary and fire safety norms.
9. to issue access cards to the residence hall and to facilitate the change of address for the entire duration of the lease.

**Art.7** The lessee (tenant) undertakes:

1. To take over the room with the related facilities specified in the object of the contract in a condition suitable for use for housing purposes based on the handover minutes, and to comply with the provisions of the “Residence Hall Regulations”.
2. In case of replacement of the lock, to hand over a spare key to the administrator within 24 hours, so that the lessor can intervene in extreme situations (floods, fires, etc.).
3. To pay the fixed fee for the accommodation in the residence hall, and the electricity at the deadlines set out in Articles 4 and 5 of this contract.
4. To correctly use the assets in the residence hall inventory, and the electrical and sanitary installations provided.
5. To ensure tidiness and cleanliness in the received space, to ensure the daily removal of household garbage from the room.
6. To keep quiet during rest hours (13-16h, and 24-08h) and during study periods (examination sessions, 22-08h), and to have a civilised behaviour towards the other tenants, administration, residence hall president.
7. To allow the access of persons employed by the UMFT, student representatives (residence hall president, head of floor – according to the Residence Hall Regulation) to carry out concrete tasks (repairs, interventions), or to carry out inspections in the rooms in order to ascertain the observance of the provisions of this contract.
8. At the expiration of the contract, to return the assets taken over in the condition in which they were received, with the obligation to remove all personal belongings from the room.
9. Not to make any changes in the space provided and tamper with the related facilities, shared spaces, and not to change their purpose.
10. Not to sublet the space received for use for housing purposes to natural or legal persons.
11. To be liable materially for the damages caused:
  - to the living space in the room assigned
  - to shared spaces when the perpetrator was identified

If the perpetrator who caused the damage in the shared areas is not identified, the material liability will be shared by all persons accommodated on that floor.

12. To observe the rules regarding access to the residence hall, and the hygienic-sanitary and fire safety rules.
13. To post signs and announcements in specially arranged places.
14. Not to use the room, the shared spaces of the residence hall for commercial activities.
15. Not to use electrical appliances with a higher energy consumption than the norms established by the educational institution (improvised resources, air heaters, etc.) according to the General Norms for Fire Prevention in living spaces (according to Order 712, GD 60/97 and GD 678/98).



16. It is prohibited to introduce and use gas cylinders and combustion appliances.
17. To notify the administration in case he/she no longer wants to live in the residence hall, performing the departure clearance formalities on time (contractual obligations ending from that day).
18. To pay the fees provided in this contract in case of non-compliance.
19. The trafficking and consumption of narcotics, hallucinogens and ethnobotanicals inside the residence hall is prohibited.
20. Possession and use of weapons used in hand-to-hand combat and firearms is prohibited.
21. Not to consume alcoholic beverages inside the residence hall.
22. To follow the recommendations of the administrator, head of floor, residence hall president and doorkeeper in case of conflict.
23. It is prohibited to smoke inside the residence hall.
24. It is prohibited to dry laundry outside the room's window.
25. It is prohibited to bring in and keep animals in the residence hall.
26. To notify the administration (doorkeeper) of any visit of persons from outside the residence hall (such persons do not have the right to stay overnight).
27. To notify the residence hall administration (a notification in the complaint register found at the residence hall gatehouse) about the necessary repairs in the living rooms and in the shared spaces. Unqualified personal intervention to remedy them is prohibited.
28. It is prohibited to give the residence hall access cards to third parties.
29. To submit the documents for a change of address.
30. Selective garbage collection.

## CONTRACTUAL LIABILITY

**Art.8** For the non-execution or improper execution of the contractual obligations on the part of the lessee, the lessor (represented by the administrator) will proceed as follows:

1. In the case of paragraphs 2, 4, 5, 6, 7, 12, 13, 14, 21, 22, 24, 25, 26 of Art. 7, the lessee will be notified in writing (with the notification of the residence hall president)
2. In the case of paragraphs 2, 4, 5, 6, 7, 12, 13, 14, 21, 22, 24, 25, 26 of Art. 7, at the second violation, the lessee in question will have his/her contract terminated.
3. Noise pollution complained against entails a warning. The second warning leads to exclusion from the residence hall.
4. In the case of paragraphs 15, 16 of Art. 7, a penalty fee of 50 lei will be applied to the lessee, for which a receipt will be issued. At the second violation in this regard, his/her contract will be terminated.
5. In the case of Art. 7 (23), a penalty fee of 50 lei will be applied to the lessee, for which a receipt will be issued. At the next violation in this regard, the contract will be terminated.
6. In the case of paragraphs 3, 11, 17, 18, 19, 20, 29 of Art.7, the contract with the lessee will be terminated.
7. In the case of paragraphs 8, 9, 10, 28 of Art. 7, the contract with the lessee will be terminated, and he/she will be obliged to pay damages, and will lose the right to accommodation in the UMFT residence halls for the entire duration of the studies.
8. In the case of Art. 2, the lessee loses the right to accommodation in the UMFT residence halls during the entire duration of the studies. In the case of graduating students, they will no longer be issued documents related to graduation.
9. Students who alienate the accommodation, or use the ID card to accommodate other persons will be expelled from the faculty, and will be held liable for contraventions, civil or criminal, as the case may be.
10. If a material asset of the lessor is destroyed or stolen and the perpetrator is not identified, the damage will be borne by all students in the room, on the floor or in the residence hall, the amount being established by the General Administrative Department according to the value in the estimate of works.
11. In case of losing the access card to the residence hall, a penalty fee of 10 lei will be applied.
12. In case of non-compliance with Art. 7 (30), a penalty fee of 50 lei is applied. For the second violation in this regard, the contract will be terminated.



**Art.9** If cases of non-compliance with the contractual obligations cannot be settled according to the Regulation, they will be settled legally according to the legislation in force.

**Art.10** This contract has been drafted in accordance with the provisions of the legislation in force and of the internal regulations of the residence hall, and is concluded in two copies, one for each party.

**Art. 11** When a room is handed over, the assets received based on the inventory will be returned in full, as follows:

1.	Blankets	State	pcs
2.	Bed sheet	State	pcs
3.	Cover	State	pcs
4.	Pillow	State	pcs
5.	Pillowcase	State	pcs
6.	Draperies	State	pcs
7.	Waste basket	State	pcs
8.	Dustpan	State	pcs
9.	Keys	State	pcs
10.	Beds	State	pcs
11.	Tables/desks	State	pcs
12.	Chairs	State	pcs
13.	Shelves	State	pcs
14.	Mattresses	State	pcs
15.	Hangers	State	pcs
16.	Curtain hangers	State	pcs
17.	Lights	State	pcs

**I, THE UNDERSIGNED ....., HEREBY STATE THAT I AM STUDYING AT THE FACULTY OF ....., AND AM / AM NOT A FEE-PAYING STUDENT.**

**LESSOR**  
Administrator

**LESSEE (Tenant)**  
Student



## LEASE

NO. \_\_\_\_\_ concluded this day of: \_\_\_\_ / \_\_\_\_ 2022/RESIDENCE HALL \_\_\_\_\_

### CONTRACTING PARTIES:

This Lease has been concluded on \_\_\_\_\_ between the “**VICTOR BABEȘ**” UNIVERSITY OF MEDICINE AND PHARMACY OF **TIMIȘOARA**, headquartered in Timișoara, Piața Eftimie Murgu Nr. 2, as the holder of the property right over the residence halls, legally represented in this context by delegation by the administrator, as **LESSOR**, and \_\_\_\_\_, son/daughter of \_\_\_\_\_ and \_\_\_\_\_, with a permanent residence in \_\_\_\_\_ str. (street) \_\_\_\_\_ nr. (no.) \_\_\_\_ bl. (building) \_\_\_\_ sc. (entrance) \_\_\_\_ et. (floor) \_\_\_\_ ap. (apartment) \_\_\_\_ jud. (County) \_\_\_\_\_ mobile \_\_\_\_\_ hikder if ID card series \_\_\_\_ no. \_\_\_\_\_ issued by \_\_\_\_\_ on \_\_\_\_\_ C.N.P. (Personal ID number) \_\_\_\_\_, as **LESSEE** (tenant).

### OBJECT OF THE CONTRACT

**Art. 1.** The object of the contract is the lease for use during the 2022 summer break of a residential area (place) for housing purposes in residence hall \_\_\_\_\_ room \_\_\_\_\_, of the installations and associated shared areas, as well as the inventory specified in the handover minutes.

### ACCOMMODATION FEE

**Art. 2.** The accommodation fees charged are those approved by the Board of Directors.

This decision does not apply to students who are performing internships. In this case, the fee will be the one applied during the academic year.

### PAYMENT

**Art. 3.** *The payment of the accommodation fee is made as follows: for the months of July and August – when the contract is concluded, at the residence hall where he/she lives, and for the month of September – between 03 and 10 of the month.*

### OBLIGATIONS OF THE CONTRACTING PARTIES

**Art. 4.** The lessor has the obligation:

1. to hand over the room with the facilities specified in the object of the contract in a condition suitable for use for housing purposes, according to the handover minutes;
2. to permanently ensure the cleaning of the shared areas of the residence hall, as well as the daily evacuation of household waste;
3. issue the access card to the residence hall and room key;
4. to prohibit any modification of the space leased with the related installations, the subletting of the space, or its use for other purposes;
5. from the date of finding, to recover immediately deficiencies and damages caused to the assets in the rooms and in the shared spaces of the residence hall by collecting the equivalent value and the installation labour;

**Art. 5.** The lessee (tenant) undertakes:

1. to observe the provisions of the Residence Hall Regulation on the organisation and functioning of student accommodations within the UMFVBT;
2. to take over the room with the related facilities specified in the object of the contract in a condition suitable for use for housing purposes based on the handover minutes;
3. to pay the fixed fee for the accommodation in the residence hall, within the deadline set out in art. 3;
4. to ensure tidiness and cleanliness in the received space, and around the residential hall;
5. to allow the access of persons employed by the UMFT to carry out concrete tasks, or to carry out inspections in the room;





to allow access to the room to the pest control company;

6. to notify the administration if he/she no longer wishes to live in the residence hall, and to return, on expiry of the contract, the assets taken over in the appropriate condition;

7. not to make any changes in the space provided;

8. not to sublet and not to allow the use by others of the space received for use, not to accommodate strangers;

9. to post signs and announcements only in specially arranged places (notice boards);

10. to be materially liable for the deficiencies and damages caused to the assets in his/her own or neighbouring room (as the case may be) and in the shared spaces of the residence hall;

11. not to use appliances with high electricity consumption;

12. not to prepare food in the living rooms, and not to use gas cylinders and combustion appliances in the residence hall;

13. not to use improvised heating means and other electrical improvisations;

14. not to use the room for commercial activities;

15. to observe the rules regarding access to the residence hall, and the hygienic-sanitary and fire safety rules;

16. not to consume alcoholic beverages inside the residence hall; to comply with the provisions of Law no. 349/21.06.2002 which prohibits smoking in the residence hall; not to bring in or keep animals in the residence hall

**CONTRACTUAL LIABILITY:**

**Art.6.** For non-compliance with the obligations of this contract, lessees will be excluded from the residence hall..

LESSOR  
Administrator,

LESSEE  
(Tenant),



*Register on the record of accommodation during the summer*

Lease no.	Room	Last and first name	Entry	Exit	July	August	August	Card no.	Electricity



### Informative note on the processing of personal data

In accordance with the provisions of Regulation (EU) 2016/679 on the protection of individuals with regard to the processing of personal data and on the free movement of such data, the “Victor Babeș” University of Medicine and Pharmacy of Timișoara processes personal data provided<sup>1</sup> in a secure manner.

Categories of personal data that are subject to processing (not exhaustive): last name, first name, Personal ID no. (CNP), ID card/Passport series and no., date and place of birth, citizenship, signature, data recorded in the marital status documents, domicile, profession, place of employment, vocational training, family situation, military status, health and social insurance, bank details, medical status, information on studies performed/completed, grades/averages obtained during the studies, and e-mail address, telephone number in order to improve the communication process.

The data are processed for the purpose of concluding and executing contracts and for the legal relations specific to the accommodation process in the UMFVBT spaces/residence halls, for the activities necessary to fulfil the purpose for which the university was created – education and research, being used for analysis, statistical processing and archiving as well, according to the legal provisions.

I, the undersigned \_\_\_\_\_, domiciled in Județul (County) \_\_\_\_\_, localitatea (locality) \_\_\_\_\_, str. (street) \_\_\_\_\_, nr. (no.) \_\_\_\_\_, Bloc (building) \_\_\_\_\_, scara (entrance) \_\_\_\_\_, etaj (floor) \_\_\_\_\_, ap. (apartment) \_\_\_\_\_, identified with ID card series \_\_\_\_\_, no. \_\_\_\_\_, bachelor’s/master’s degree student at UMFVBT, Faculty of \_\_\_\_\_, bachelor’s/master’s study program, study program \_\_\_\_\_, acknowledge that the “Victor Babeș” University of Medicine and Pharmacy of Timișoara will process, by any means, my personal data to fulfil the legal and contractual obligations regarding the accommodation of bachelor’s/master’s degree students in UMFVBT spaces/residence halls, in accordance with Regulation (EU) 2016/679 on the protection of individuals with regard to the processing of personal data and on the free movement of such data.

Date,

Signature,

<sup>1</sup> According to Regulation (EU) 2016/679 on the protection of individuals with regard to the processing of personal data and on the free movement of such data, ‘processing’ means any operation or set of operations performed on personal data or personal data sets, with or without the use of automated means, such as collecting, recording, organising, structuring, storing, adapting or modifying, extracting, consulting, using, disclosing by transmission, dissemination or otherwise making available, aligning or combining, restricting, deleting or destroying.