

# HALL OF RESIDENCE REGULATIONS

## REGULATIONS GOVERNING THE ORGANISATION AND OPERATION OF HALLS OF RESIDENCE WITHIN THE "VICTOR BABEȘ" UNIVERSITY OF MEDICINE AND PHARMACY IN TIMIȘOARA

### ACADEMIC YEAR 2025-2026

	Position, Name and surname	Date	Signature
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## CHAPTER I. GENERAL ASPECTS

**Art. 1.** The Victor Babeș University of Medicine and Pharmacy in Timișoara (UMFVBT) has 8 student halls of residence, with a total of 2,500 accommodation places, with a sanitary standard of 2, 3, 4 persons/room, of which 6 halls with a total of 1,820 places are located in the student complex and 2 halls with a total of 680 places are located near UMFVBT.

**Art. 2.** a) UMFVBT halls of residence are intended to accommodate medical students during the academic year (in accordance with the curriculum, including summer practice); resident doctors from abroad – Romanian State scholarship holders, within the limits of available places; resident doctors and master's students of Romanian citizenship, within the limits of available places (at a sanitary standard >2). UMFVBT does not provide accommodation for doctoral students.

b) If the students assigned to the lists do not show up to sign the rental agreements within the established deadlines, students from other universities in Timișoara will be assigned to the remaining places. The number of available places will be communicated in writing to the other higher education institutions in Timișoara, with the request to send (within the set deadlines) the list of students who will be accommodated in the UMFVBT dormitories.

c) During the rest of the time, the halls of residence will operate under a regime proposed by the General Administrative Directorate and approved by the UMFVBT Board of Directors, in order to allow for routine repairs and to grant leave to the staff employed at the halls of residence.

d) The Timișoara Medical Students' Society (SSMT), the Timișoara Dental Students Association (TDSA), the Timișoara Pharmacy Students' League (LSFT) and EMSA Timișoara have priority in using the protocol rooms and a certain number of rooms for students involved in student exchanges (Romanian and foreign).

e) During the summer holidays, the available rooms can be rented at the rates proposed by the General Administrative Directorate and approved by the UMFVBT Board of Directors. The following may be accommodated during the summer holidays, taking into account the lifting of travel restrictions imposed on the population by the authorities:

- UMFVBT students doing summer internships;
- UMFVBT students employed during the summer holidays;
- UMFVBT students in their final years, until they defend their bachelor's theses;
- candidates enrolled in the entrance exam, together with their companions (first-degree relatives);
- students involved in UMFVBT activities or those of legal student organisations within UMFVBT, carried out under the auspices of UMFVBT;
- residents accommodated during the academic year.

**Art. 3.** Each hall of residence has a staff structure, in accordance with the established rules, consisting of an administrator, technical maintenance staff, caretakers and security staff.

**Art. 4.** The halls of residence are subordinate to the General Administrative Directorate, through the Social Administrative Directorate, and are coordinated by it.

**Art. 5** Each dormitory shall establish and operate a student committee whose purpose is to represent the interests of the students accommodated in that dormitory in their relations with the UMFVBT staff responsible for the administration of the dormitories, including by working directly with this staff to resolve various issues. The dormitory presidents shall be appointed by the Executive Board of the SSMT.

**Art. 6.** a) The dormitory committee shall consist of: the dormitory president, one floor manager for each floor of the dormitory and an internet network administrator, following the submission of applications and interviews. The composition of the dormitory committee may be changed at any time during an academic year, only by the SSMT (Executive Board), at the request of the students in the dormitory.

b) Activities in the dormitory shall only be carried out with the approval of the Social Administration Department, the dormitory administrator and the dormitory president.

## CHAPTER II. ALLOCATION (ACCOMMODATION) OF STUDENTS IN HALLS OF RESIDENCE

**Art. 7.** Romanian students who do not have a permanent residence in Timișoara and foreign students who are enrolled in various forms of study at our University may be accommodated in halls of residence. Exceptionally, with the approval of the UMFVBT Accommodation Commission, students with permanent residence in Timișoara who have special social or medical situations, validated by the specialised commissions within the faculties, may also be accommodated.

**Art. 8.** UMFVBT provides accommodation for students within the limits of the places available. In studio flats, allocation will be made with the approval of the UMFVBT Accommodation Committee, according to the criteria established by these regulations.

**Art. 9.** a) The allocation of accommodation places in halls of residence for students begins with pre-booking, which will take place at the end of the current academic year for the following academic year. The pre-booking criteria can be found in Annex 1, which forms an integral part of these Regulations.

b) Pre-booking represents the student's right to keep the same accommodation for the following academic year and their possible options for other halls of residence or rooms, which will be analysed and resolved by the accommodation committee, depending on availability, in accordance with the pre-booking and accommodation criteria.

c) Pre-bookings will take into account students who have been permanently excluded from the hall of residence, as they are no longer entitled to accommodation in UMFVBT halls of residence.

d) Students admitted to the first year at UMFVBT who wish to be accommodated shall complete a standard application form at the UMFVBT secretariats upon confirmation of their place.

**Art. 10.** a) Students shall be accommodated according to the allocations displayed on the lists (or Accommodation Order) and on the basis of their identity 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 is made up of: the Vice-Rector (Vice-Dean) for Social Affairs, the General Director, the Social Administrative Director and student representatives from UMFVBT.

**Art. 11.** Accommodation is provided before the start of the academic year, according to the accommodation lists, in person, based on the identity card. The property manager is responsible for drawing up the Rental Agreement (in accordance with Annex 2, which forms an integral part of these Regulations) for each student and for entering it in the Property Register; the hall of residence president will subsequently take care of the temporary residence permit.

**Art. 12.** For students from other universities, the allocation is made by the Accommodation Commission, based on the lists sent by the higher education institutions.

**Art. 13.** a) Accommodation shall be taken over individually by each student, with the mandatory drawing up of the Rental Agreement, signed by the dormitory administrator and the respective student.

b) The hall president shall be present 10 days before the start of accommodation, and the Hall Committee one day before, to take over the common areas, drawing up a report with the respective inventory between the president and the hall administrator.

c) Students accommodated in halls of residence are responsible for maintaining the condition of the halls and all their contents, in accordance with the handover documents they have signed.

d) Students staying in the halls of residence are responsible for their visitors and for any damage to the rooms or furniture or theft caused by them.

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

**Art.**

**(1)**

a) Students accommodated on the date of expiry or termination of the contract are obliged, on that day, to vacate the occupied place, settling their accounts with the dormitory administrator. The same shall apply to students who give up their rented place or who have been excluded from the dormitory.

b) Settlement means handing over the inventory taken over by contract, paying all debts to the administration up to that moment, as well as handing over the room key and the access card to the dormitory, which shall be done in the presence of the administrator and the dormitory president.

c) Upon liquidation, the administrator, together with the dormitory president (who takes over his duties after the session), will take over the inventory from the students and check its condition.

d) Students are required to leave their rooms and annexes clean. In rooms with damaged walls, broken windows, or other damage, the administrator will not carry out the liquidation until they have been repaired or the value of the damage has been recovered.

e) If the occupants of a room do not all leave at the same time, students who leave early may be cleared out, and those remaining in the room are responsible for the items remaining in the inventory. In this case, the room is handed over by those who leave last.

f) First- to fifth-year students will be accommodated for their summer internship (July – students will present certificates signed by the coordinating doctor) at the rates charged during the academic year.

g) During the student holidays, the landlord is not responsible for the security of the personal belongings of the roommates if they remain in the rooms.

## (2)

a) During the summer holidays, rooms may be used on a hotel basis, at the proposal of the General Administrative Directorate and with the approval of the UMFT Board of Directors.

b) Students shall submit an application for accommodation during the summer holidays or summer internship, specifying their reasons and the period for which they wish to be accommodated, together with a copy of their identity card and student card. Students who have lived in halls of residence during the academic year need the approval of the hall administrator (where they lived), in the form of a statement "no debts and no misconduct".

c) Applications will be recorded in a register of applications for accommodation during the summer holidays, at the administration of the hall of residence that remains open. Students who are doing an internship or working during the summer and wish to benefit from accommodation are required to attach to their application a certificate from the institution where they are doing their internship or from their place of work, certifying their status as interns or employees.

d) Student organisations must issue certificates attesting that they will carry out activities under the auspices of UMFVBT during the summer, which require student involvement. This certificate must be attached to the application.

e) Rental contracts will be drawn up for students and admission candidates (in accordance with Annex 3, which forms an integral part of these Regulations).

f) All students accommodated during the summer holidays, based on the above-mentioned applications, will be registered with the administration of the hall of residence where they will be accommodated, in a Register of accommodation for this period (in accordance with Annex 4, which forms an integral part of these Regulations). This register shall include the date of entry, the date of departure, the dormitory access card, as well as the fees collected (in accordance with the rates established with the approval of the CA).

## Art. 15.

a) The dormitory president and the coordinator of the Social Department of the SSMT shall each be allocated a room in the respective dormitory, free of charge (the related expenses shall be paid from the UMF's own revenues, namely from the rental of spaces). The respective room shall be determined by mutual agreement with the Social Administrative Directorate.



b) The dormitory president, together with the dormitory committee, manages and maintains the reading rooms.

**Art. 16.** The dormitory administrator is obliged to ensure the preservation of the material goods under his/her management, including the dormitory building, and to observe the state of cleanliness, on which occasion he/she may make proposals for remedying any negative aspects found. If necessary, they may enter the room where events that may cause damage have occurred (fires, floods, repairs, interventions, inspections).

**Art. 17.** a) In the event of damage or destruction of material assets caused by students, the student or students in question shall remedy the situation by repairing or replacing the damaged assets.

b) Where the perpetrators have not been identified, depending on the place where the act or acts occurred (common areas on the landing), the charges shall be brought against the tenants on that landing.

**Art. 18** Maintenance staff, namely cleaners, are required to ensure the cleanliness of all common areas (toilets, corridors, reading rooms, stairwells, storage rooms), around the halls of residence and in other places indicated by the hall of residence administrator. Craftsmen coordinated by administrators or the local maintenance workshop are required to carry out maintenance work on facilities and other property in the dormitory, except for damage caused by tenants, for which a repair schedule will be established as a matter of urgency. Craftsmen are required to check the complaints book, located at the gate of each dormitory, and to resolve requests in a timely manner.

**Art. 19.** In order to prevent any incidents and taking into account strangers entering the dormitory, the porters are required to check the identity of these persons and to record them in the entry register. In this case, all tenants in the dormitory are required to present their temporary residence permit at the porter's request.

**Art. 20.** a) Students staying in the dormitory are required to behave in a normal, civilised and dignified manner, to maintain peace and public order.

b) Organising parties in the halls of residence is prohibited.

**Art. 21.** Students staying in the dormitory under a rental contract have the right to request in writing to the dormitory administrator that maintenance and repair work be carried out in the room in which they live or in the common areas. The administration is obliged to resolve the student's request in a timely manner, otherwise the damages incurred after the date on which the student made the request cannot be attributed to them. Exceptions are cases where it is found that the damage was caused by one or more students, in which case the repairs shall be borne by the students concerned, in accordance with these Regulations.

**Art. 22.** Students accommodated in the hall of residence have the right to effectively benefit from the rented place, only themselves, as long as they do not give up this place. In case of renunciation, the student shall settle the contract.

**Art. 23.** Students who fictitiously occupy a place in the dormitory for the purpose of making it available to other persons shall be sanctioned by exclusion from the dormitory, in accordance with *Art. 37*.

**Art. 24.** Students accommodated in the dormitory have the right to report any negative aspects of the dormitory's activity that make communal living difficult and to propose measures to improve them. Reports and proposals shall be recorded in a register made available to students for this purpose by the dormitory administrator.

**Art. 25.** Students accommodated in halls of residence have the right, subject to the agreement of their roommates, to receive visits from people they know. Any visit shall be announced to the administration or the gate of the hall of residence, in order to be recorded.

**Art. 26.** The staff employed by the dormitory are obliged to notify the administrator and the dormitory president of any damage caused by students, so that it can be repaired by the persons concerned. The dormitory president is obliged to notify the Administrative Department of any damage or disturbances and to try to identify the perpetrators.

**Art. 27.** Students who leave the dormitory without legally settling their accounts shall be subject to criminal penalties in accordance with the terms of the rental agreement. Any resulting debts shall be pursued through legal channels.

**Art. 28.** Electricity shall be paid separately by the student, according to the meter reading.

**Art. 29.** Access to the dormitory after 11 p.m. is only permitted after identification by the doorman (ID card with temporary residence permit for students staying in the dormitory or any legal identity document for persons not living in the dormitory), in accordance with *Art. 19*. The porter must note in the entry register: the time of entry, the name and details of the person identified, the number of people accompanying them and the room they are going to.

**Article 30.** It is forbidden to stick various notices outside the areas specially designated by the dormitory administration. It is forbidden to throw paper, cardboard, water bags or other objects out of the window that create an unpleasant appearance around the dormitory or endanger the physical integrity of people walking on the paths. Failure to comply with these prohibitions will result in compensation for damages and penalties in accordance with *Art. 37*.

**Art. 31.** To prevent accidents, it is prohibited to use any improvised electrical appliances or to bring gas cylinders into the dormitories.

**Art. 32.** It is forbidden to make changes to the electrical installation. It is forbidden to make changes to the existing furniture or other interior modifications without the approval of the building administrator.



**Art. 33.** Antennas may only be installed on the roofs and walls of the dormitories by authorised persons from the Technical Department. It is strictly forbidden to walk on the dormitory terraces in order to prevent damage to the existing installations.

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

## CHAPTER IV. PROVISIONS RELATING TO SANCTIONS

**Art. 35.** For offences resulting in material damage, in addition to the obligation of those who committed the offence to repair the damage, they shall be subject to a sanction provided for in this chapter, in accordance with *Article 37*.

**Art. 36.** Offences committed by those living in the dormitory shall be recorded in a report by the dormitory administrator or the dormitory president. The report shall be submitted to the Social Administration Department, and the penalty shall be determined according to the seriousness of the offences committed. The penalty is specified in the rental agreement or is determined by the Accommodation Commission at the time.

**Art. 37.** Depending on the severity of the offences committed by not following the dorm rules, the following may be applied: WARNING, PENALTY FEE, EXCLUSION FROM THE DORM FOR A SPECIFIED PERIOD, PERMANENT EXCLUSION FROM ALL UMFVBT DORMS, in accordance with the Rental Agreement or the decision of the Accommodation Commission at the time.

## CHAPTER V. ACCOMMODATION CRITERIA

**Art. 38.** Following the pre-bookings, students' options will be resolved, within the limits of available places, in reverse order of years of study (year 6, 5, 4, etc.), taking into account the score obtained, according to the Pre-booking Criteria.

**Art. 39.** a) In the case of siblings, both students at UMFVBT, they will be granted accommodation in the same room, depending on each individual case and taking into account the year of study.

b) Second-degree relatives (brothers/sisters) or spouses of UMFVBT students who are students at another faculty may be granted accommodation within the limits of available places, taking into account the priority of UMFVBT students who have been pre-assigned, for dormitories with sanitary standards 2.

c) In studio flats, priority for accommodation is given to married students (both UMFVBT students) who have submitted their documents in good time (no later than 2 weeks before the start of accommodation). If places remain available, they will be occupied by final-year students.

**Art. 40.** The order in which accommodation requests are processed at UMFVBT halls of residence is as follows:

- a) students with pre-booking;
- b) first-year students;

c) students who have submitted an application for accommodation but did not live in UMFVBT halls of residence at the time of pre-booking.

**Art. 41.** Applications from students with social problems (disabilities, orphans, serious medical problems) will be reviewed by the Accommodation Committee, in collaboration with the specialised committees of the respective faculties.

**Art. 42.** The entire responsibility for drawing up the nominal lists of students from other higher education institutions, accommodated in accordance with Art. 12, lies with the requesting institution.

## CHAPTER VI. ANNEXES

Annex no. 1 - Pre-accommodation criteria for the 2025/2026 academic year

Annex no. 2 - Model rental contract for the academic year 2025/2026

Annex no. 3 - Model rental contract 2025 - summer holiday period

Annex no. 4 - Register of summer accommodation

## CHAPTER VII. FINAL PROVISIONS

**Art. 43.** These regulations shall be brought to the attention of the staff employed at the hall of residence and those staying there. One of the conditions of accommodation, which shall be specified in the rental contract, shall be compliance with the hall of residence regulations by those staying there.

**Art. 44.** The Senate of the Victor Babeș University of Medicine and Pharmacy in Timișoara approved these regulations at its meeting on 28 May 2025, the date on which they come into force.

**Rector,**

**Prof. Octavian Marius Crețu**

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

**Prof. Victor Dumitrașcu**

*The handwritten signature is affixed to the original version of the document, which is kept in the archives of the University Senate. This document has the same legal force as the original document.*

**Pre-booking criteria for the 2025/2026 academic year**

1. UMFVBT students and residents accommodated in the institution's halls of residence are entitled to pre-booking for the 2025/2026 academic year for the places where they were accommodated in the current academic year, with the possibility of expressing their preference for another room or hall of residence. Pre-booking is mandatory for the allocation of accommodation places. Students will fill in the required information in the pre-booking form **between 16 and 25 June 2025**.
2. UMFVBT students who do not pre-register within the established period will lose their right to accommodation in UMFVBT halls of residence for the 2025/2026 academic year.
3. Students who have not complied with the obligations of the dormitory contract will not be accommodated according to their choice, but will be randomly assigned to the remaining vacant places or will lose their right to accommodation, depending on the severity of the offence.
4. On the date of pre-registration, the student must **not** be in arrears with the payment of dormitory fees (otherwise the pre-registration will be cancelled).
5. **Students must complete the pre-booking form in person.**
6. **Students from other universities who are accommodated in UMFVBT halls of residence are not eligible to make a pre-booking.** Exceptions are made for second-degree relatives (brothers, sisters) and married students, who must attach to the form, within the established period, a copy of their identity card, a copy of their student card and proof of kinship; their request will be resolved within the limits of available places.
7. Scoring criteria for the allocation of students to halls of residence with N.S. 2:
  - a) Students who obtained an overall average of 8.50 in the first semester of the 2024-2025 academic year, with no outstanding credits, regardless of their year of study, may opt for a place in 2-person halls of residence (halls 10, 18, 24). Pre-booking options will be respected within the limits of available places.
  - b) The scoring methodology is as follows:
    - For the final year, **10 points** are awarded.
    - For each year of study passed, **5 points** are awarded.
    - For every 5 hundredths above the average of 8.50, **1 point** is awarded.
    - If several students obtain the same score, the tiebreaker will be based on the overall average obtained in the first semester of the 2024-2025 academic year.

## RENTAL AGREEMENT

NO. .... CONCLUDED TODAY.....

### THE CONTRACTING PARTIES

Between THE UNIVERSITY OF MEDICINE AND PHARMACY "VICTOR BABEȘ" IN TIMIȘOARA, with its registered office at Piața Eftimie Murgu No. 2, holder of the right to administer state-owned student halls of residence, as lessor – represented by the hall administrator .....

and ..... son(daughter) of ..... and .....  
 ....., student at the Faculty ....., year ....., with permanent residence in the town of ....., street ....., block ....., staircase ....., flat ....., county ....., holder of ID card (BI) series ....., no. ...., issued by ..... on ....., CNP ....., tel. ...., email .....

on the date of ....., as tenant (lessee), entered into this rental agreement.

### SUBJECT OF THE AGREEMENT

**Art.1** The subject matter of the contract is the use during the 2025-2026 academic year of a residential area (room) in the ..... dormitory, room ..... located at ..... the related facilities and common areas, as well as the inventory provided for in the handover reports, annexed to this contract.

### TERM

**Art.2** The rental term is for the entire academic year, after which the student will hand over the room to the administrator on the basis of a handover report.

### ACCOMMODATION RATE

**Art.3** The rate for one accommodation place per month is .....lei, according to the Decision of the Board of Directors at the proposal of the General Administrative Directorate and represents the costs for each accommodation place depending on the subsidy allocated by the Ministry of Education and Research and the related consumption and expenses from the previous period.

### PAYMENT

**Art.4** The accommodation fee for the current month shall be paid in cash to the dormitory administration by the 5th of the month. From the 6th of the month, penalties of 0.5% per day shall be applied for each day of delay, with the exception of the first month of accommodation, when payment shall be made upon signing the contract. Upon conclusion of the contract in September, the accommodation fee for October shall also be paid.

In case of non-payment of the accommodation fee by the penultimate working day of the month (the first day being the day on which penalties are calculated), the contract will be terminated by operation of law, without the right to accommodation in the following year.

Upon termination of the accommodation contract, at the student's request, any excess amounts paid shall be refunded on the basis of a request signed by the dormitory administrator. The deadline for resolution and refund is 7 working days from the date of approval of the request.

**Art.5** Electricity shall be paid separately by the student at market rates, regardless of the form of schooling (budget, fee, scholarship, etc.).

Electricity payments shall be made between the 20th and 30th of the current month for the previous month. After this date, penalties of 0.5% per day shall be applied for each day of delay.

No payments will be accepted on the last working day of the month.

## OBLIGATIONS OF THE CONTRACTING PARTIES

**Art.6** The lessor is obliged to:

1. To hand over the room with the related facilities specified in the contract in a condition suitable for use as a dwelling, based on a handover report.
2. Ensure the performance of maintenance and repair works necessary for the proper use of the common areas of the dormitory. Ensure the performance of maintenance and repair works necessary for the proper use of the accommodation spaces that arise during the term of the contract and are reported by the tenant. The defects shall be remedied within a maximum of 30 days from the notification made by the tenant. If the defects cannot be repaired within 3 working days and they make the accommodation space unfit for use, the landlord shall provide the tenant, subject to availability, with another accommodation space for the duration of the repair work.
3. To ensure that the common areas of the hostel (hallways, reading rooms, staircases, shared bathrooms, rubbish bins) and the outdoor areas belonging to the hostel are cleaned on a regular basis.
4. To prohibit any modification of the space offered for rent, with the related facilities, subletting of the space or its use for other purposes.
5. To check how the tenant (renter) uses and maintains the rented living space and the inventory provided for use in the common areas of the dormitory.
6. To recover immediately, from the date of discovery, any shortages and damage to the goods in the rooms and common areas of the dormitory, by collecting the equivalent value and installation labour costs.
7. To charge fees in accordance with this contract whenever necessary.
8. To ensure security at the entrance to the dormitory, compliance with health and hygiene standards and fire safety regulations.
9. To issue access cards to the dormitory and facilitate the obtaining of a temporary residence permit for the entire duration of the rental agreement.

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

1. To take over the room with the specific equipment specified in the contract in a condition suitable for use as a dwelling, based on a handover-takeover report, and to comply with the provisions of the "Halls of Residence Regulations".
2. To hand over to the administrator, within a maximum of 24 hours, a spare key, in case the lock has been replaced, so that the landlord can intervene in extreme situations (floods, fires, etc.).
3. To pay the fixed fee for accommodation in the dormitory, respectively for electricity, within the deadlines set out in Articles 4 and 5 of this contract.
4. To use the dormitory's inventory, electrical and sanitary facilities provided in an appropriate manner.
5. To ensure order and cleanliness in the space provided, to ensure the daily removal of household waste from the room.

6. To maintain quiet during rest hours (13:00-14:00 and 22:00-08:00) in accordance with Law No. 61 of 1991 and to behave in a civilised manner towards other residents, the administration and the dormitory manager.
7. To allow access to persons employed by UMFVBT, student representatives (dormitory manager, floor manager – in accordance with *the Dormitory Regulations*) with specific tasks (repairs, interventions), or to carry out checks in the rooms in order to verify compliance with the provisions of this contract.
8. Upon expiry of the contract, return the goods taken over in the condition in which they were received, with the obligation to vacate the room of all personal belongings.
9. Not to make any changes to the space provided and the related facilities, in the common areas, and not to change their purpose.
10. Not to sublet the space received for use as a dwelling to natural or legal persons.
11. To be financially liable for any damage caused:
  - in their own living space in the allocated room
  - in the common areas when the perpetrator has been identified

If the perpetrator who caused the damage in the common areas is not identified, financial liability will be shared among all persons accommodated on that floor.
12. To comply with the rules of access to the hostel, the rules of hygiene and sanitation and the fire safety rules.
13. Not to stick posters and notices except in specially designated areas.
14. Not to use the room or common areas of the dormitory for commercial activities.
15. Not to use electrical appliances with a power consumption higher than the standards set by the educational institution (heaters, fan heaters, etc.) in accordance with *the General Fire Prevention Regulations in residential areas* (according to Ord.712, OG 60/97).
16. It is forbidden to bring in and use gas cylinders and combustion appliances.
17. Notify the administration if they no longer wish to live in the dormitory, settling their account on the day of departure (contractual obligations ceasing on that day).
18. To pay the fees provided for in this contract in case of non-compliance.
19. The trafficking and consumption of narcotics, hallucinogens and ethnobotanicals is prohibited within the dormitory.
20. The possession, use and handling of knives and firearms is prohibited.
21. Not to consume alcoholic beverages within the dormitory.
22. To comply with the recommendations of the administrator, floor manager, dormitory manager and porter on duty in cases of conflict.
23. Smoking is prohibited within the dormitory.
24. It is forbidden to dry laundry outside the room on the window.
25. Animals are not allowed in the dormitory.
26. Notify the administration (doorman) of any visits from people outside the dormitory (they are not allowed to stay overnight).
27. Notify the dormitory administration (by entering a note in the complaint register at the dormitory gate) about any repairs needed in the rooms and common areas. Unqualified personal intervention to remedy these issues is prohibited.
28. It is forbidden to transfer access cards to the dormitory to others.
29. Submit the documents for obtaining a temporary residence permit.
30. Selective waste collection.

## CONTRACTUAL LIABILITY

**Art.8** In the event of non-performance or improper performance of contractual obligations by the tenant, the landlord (represented by the administrator) shall 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 tenant shall be warned in writing (with the head of the dormitory being informed).
2. In the case of paragraphs 2, 4, 5, 6, 7, 12, 13, 14, 21, 22, 24, 25 and 26 of Article 7, upon the second offence, the contract of the tenant in question shall be terminated.



3. Noise pollution complaints will result in a warning. A second warning will result in expulsion from the dormitory.
4. In the case of paragraphs 15 and 16 of Article 7, the tenant shall be charged a penalty fee of 50 lei, for which a receipt shall be issued. Upon the second offence in this regard, the contract shall be terminated.
5. In the case of Article 7, paragraph 23, the tenant shall be charged a penalty fee of 50 lei, for which a receipt shall be issued, and upon the next offence of this kind, the contract shall be terminated.
6. In the case of paragraphs 3, 11, 17, 18, 19, and 20 of Article 7, the contract with the tenant shall be terminated.
7. In the case of paragraphs 8, 9, 10, and 28 of Article 7, the contract with the tenant shall be terminated, obliging them to pay damages, and the tenant shall lose the right to accommodation in UMFT halls of residence for the entire duration of their studies.
8. In the case of Articles 4 and 5, the tenant loses the right to accommodation in UMFT halls of residence for the entire duration of their studies; in the case of graduate students, the documents related to graduation will no longer be issued.
9. Students who transfer their accommodation or use their ID card to accommodate other persons will be expelled from the faculty and will be held liable for administrative, civil or criminal offences, as the case may be.
10. If any of the landlord's property 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 dormitory, the amount being determined by the General Administrative Directorate according to the value in the estimate of works.
11. In the event of loss of the dormitory access card, a penalty fee of 10 lei will be applied.
12. In case of non-compliance with art. 7, paragraph 30, a penalty fee of 50 lei will be applied, and upon the second offence in this regard, the contract will be terminated.
13. In case of non-compliance with the obligations of the lessor, provided for in Article 6 of this contract, the guilty persons will be subject to disciplinary action in accordance with the internal regulations of UMFVBT and the legislation in force.

**Article 9** This contract is an enforceable title for the payment by the tenant of the financial obligations within the terms and in the manner established in this contract.

**Article 10** The tenant declares that they are aware that video surveillance systems are used in the dormitory, installed in the entrance halls, common areas, parking spaces, and main entrances and exits. These are necessary to prevent, deter and manage incidents relating to safety and security, as well as the protection of persons and property, in order to ensure a safe, organised and respectful environment, in compliance with the institution's regulations. Access to video footage will be restricted to authorised persons within the institution, namely employees of the Security and PSI Service of the IT Department and/or the institution's management. Any access to or use of video recordings in matters not related to the above-mentioned purposes shall require the prior approval of the head of the unit and shall be carried out in accordance with the legislation in force. The tenant expressly consents to the processing of these categories of personal data.

**Art. 11** The room shall be received and handed over on the basis of a report containing the inventory items, their number and condition (according to Annex 2.1).

**Art.12** This contract is in accordance with the provisions of the legislation in force and the internal regulations of the dormitory and is concluded in two copies, one for each party.

**THE UNDERSIGNED.....DECLARE ON MY OWN RESPONSIBILITY THAT I AM STUDYING AT THE FACULTY OF ..... AND I AM / I AM NOT A FEE-PAYING STUDENT.**

**LANDLORD  
Administrator**

**TENANT (Renter)  
Student**

Annex 2.1 to the Hall of Residence Regulations, Code: UMFVBT-REG/PSA/25/2025 – 2.1

## MINUTES HANDOVER/RECEIPT OF GOODS USED INDIVIDUALLY AND COMMONLY IN THE ROOM

I, the undersigned, \_\_\_\_\_, in my capacity as dormitory administrator,  
have handed over the following items for use in room \_\_\_\_\_:

Name of items	Quantity	Condition		
		Very good	Good	Fair
Bed				
Mattress				
Table				
Chair				
Wooden wardrobe				
Wooden shelf				
Iron shelf				
Refrigerator				
Bookcase				
Door lock/keys				
Mirror				
Sink + tap				
Electrical installation				
Plumbing				
Mirror				
Room entrance door				

Date: Administrator,

	Student name	I have received	I have handed in/Date
1			
2			

3			
4			
5			

Annex 3 to the Hall of Residence Regulations, Code: UMFVBT-REG/PSA/25/2025 - 03

## RENTAL AGREEMENT

NO. \_\_\_\_\_ concluded today: \_\_\_\_ / \_\_\_\_ 2025 / HALL OF RESIDENCE \_\_\_\_\_

### THE CONTRACTING PARTIES:

Between **THE UNIVERSITY OF MEDICINE AND PHARMACY "VICTOR BABEȘ" IN TIMIȘOARA**, with its registered office in Timișoara, Piața Eftimie Murgu no. 2, as the owner of the student halls of residence, represented in this context by delegation by the administrator \_\_\_\_\_, as **LANDLORD** and \_\_\_\_\_, son(daughter) of \_\_\_\_\_ and \_\_\_\_\_ with permanent residence in \_\_\_\_\_ str. \_\_\_\_\_ nr. \_\_\_\_\_ bl. \_\_\_\_\_ sc. \_\_\_\_\_ et. \_\_\_\_\_ ap. \_\_\_\_\_ jud. \_\_\_\_\_ mobile phone \_\_\_\_\_ holder of ID card series \_\_\_\_\_ no. \_\_\_\_\_ issued by the police \_\_\_\_\_ on \_\_\_\_\_ C.N.P. \_\_\_\_\_ as **LESSEE** (tenant), the present rental agreement has been concluded.

### SUBJECT OF THE AGREEMENT

**Art. 1.** The subject of the contract is the use during **the summer holidays of 2025** of a living space (room) for residential purposes in the dormitory \_\_\_\_\_ room \_\_\_\_\_, of the related facilities and common areas, as well as of the inventory specified in the handover reports.

### ACCOMMODATION RATE

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

This decision does not apply to students who are on an internship.

**This decision does not apply to students who are on internship. In this case, the rate is that of the academic year.**

### PAYMENT

**Art. 3.** *Payment of the accommodation fee shall be made as follows: for July and August, upon conclusion of the contract, at the dormitory where the student resides, and for September, between the 3rd and 10th of the month.*

### OBLIGATIONS OF THE CONTRACTING PARTIES

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

1. to hand over the room with the related facilities specified in the contract in a condition suitable for use, for residential purposes, based on a handover-takeover report;
2. to ensure that the common areas of the dormitory are cleaned on a regular basis and that household waste is removed daily;
3. to issue an access card to the dormitory and a room key;
4. to prohibit any modification of the space provided with the related facilities, subletting of the space or its use for other purposes;
5. to immediately recover, on the date of discovery, any missing or damaged items in the room and in the common areas of the dormitory by charging their value and the cost of installation;

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

1. to comply with the provisions of the Hall of Residence Regulations regarding the organisation and functioning of accommodation at UMFVBT;

2. to take over the room with the related facilities specified in the contract in a condition suitable for use as accommodation, based on a handover report;
3. to pay the fixed rate for accommodation in the dormitory, within the period mentioned in Art. 3;
4. to ensure order and cleanliness in the space received and around the dormitory;
5. to allow access to persons employed by UMFVBT with specific tasks to carry out checks in the room; to allow access to the pest control company in the room;
6. to notify the administration if they no longer wish to live in the dormitory and to return, upon expiry of the contract, the goods taken over in the appropriate condition;
7. not to make any changes to the space provided;
8. not to sublet or allow other persons to use the space provided, not to accommodate strangers;
9. not to stick posters and notices except in specially designated areas (notice boards);
10. to be financially responsible for any missing or damaged items in their own room or neighbouring rooms (as applicable) and in the common areas of the hall of residence;
11. not to use appliances with high electricity consumption;
12. not to prepare food in the living quarters and not to use gas cylinders and combustion appliances in the dormitory;
13. not to use improvised heating devices and other electrical improvisations;
14. not to use the room for commercial activities;
15. to comply with the rules of access to the dormitory, hygiene and sanitary rules and fire safety rules;
16. not to consume alcoholic beverages within the dormitory; to comply with the provisions of Law No. 349/21.06.2002 prohibiting smoking in the dormitory; not to bring or keep animals in the dormitory.

#### CONTRACTUAL LIABILITY:

**Art.6.** Failure to comply with the obligations of this contract will result in the tenants being excluded from the dormitory.

LANDLORD  
Administrator,

TENANT  
(Tenant),

*Register of summer accommodation*

Contract No.	Room	First and last name	Check-in	Check- out	July	August	September	Card no.	Electricity