



**TENANCY AGREEMENT**

**No. ....**

**CONCLUDED TODAY .....**

**CONTRACTING PARTIES**

Between the “VICTOR BABEȘ” UNIVERSITY OF MEDICINE AND PHARMACY, TIMIȘOARA, based in No. 2, Piața Eftimie Murgu, holder of the administration right over the student dormitories designated as housing units, state-owned property, acting as the lessor – represented by the dormitory administrator

.....

and

....., son/daughter of ..... and  
....., student at the Faculty of ....., year ....., with  
permanent residence in ....., street ....., building  
....., entrance ....., apartment ....., county ....., holder of ID card series ....., no.  
....., issued by ..... on the date of ....., Personal  
Identification Number (CNP) ....., phone ....., email  
.....,

on the date of ....., acting as the lessee (tenant), the present rental agreement has been concluded.

**OBJECT OF THE AGREEMENT**

**Art. 1**

The object of the agreement is the bringing into use, during the 2026–2027 academic year, of a housing space (bed/place) within the dormitory ....., room ....., located at the address  
....., including the related installations and  
common areas, as well as the inventory listed in the handover–receipt reports attached to this agreement.

**TERM**

**Art. 2**

The rental period covers the entire duration of the academic year, after which the student shall return the room to the dormitory administrator based on a handover–receipt report.

**ACCOMMODATION FEE**

**Art. 3**

The monthly accommodation fee for one bed/place is ..... lei, according to the Decision of the Administrative Council, based on the proposal of the General Administrative Directorate and it represents the costs associated with each accommodation place, depending on the funding allocated by the Ministry of Education and Research and on the consumption and expenses recorded during the previous period.



## **PAYMENT**

### **Art. 4**

The accommodation fee shall be paid in cash, for the current month, at the dormitory administration office, no later than the 5th day of that month. Starting from the 6th day, penalties of 0.5% per day shall be applied for each day of delay, except for the first month of accommodation, when payment is made upon signing the contract. Upon concluding the contract in September, the accommodation fee for October shall also be paid.

If the accommodation fee is not paid by the last but one working day of the month (the first day being the one the penalties begin), the contract shall be legally terminated, and the student shall lose the right to accommodation in the following academic year.

Upon termination of the accommodation contract, at the student's request, any overpaid amounts shall be refunded based on a written application signed by the dormitory administrator. The processing and refund period is 7 working days from the date the application is approved.

### **Art. 5**

Electricity shall be paid separately by the student at market-rate tariffs, regardless of the type of study program (state-funded, tuition-based, scholarship holder, etc.).

Payment for electricity 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 apply for each day of delay.

No payments shall be collected on the last working day of the month.

## **OBLIGATIONS OF THE CONTRACTING PARTIES**

### **Art. 6**

The Lessor has the following obligations:

1. To hand over the room, together with the related facilities specified in the object of the contract, in a condition suitable for residential use, based on a handover–receipt report.
2. To ensure the execution of maintenance and repair works necessary for the proper use of the common areas of the dormitory. To ensure the execution of maintenance and repair works necessary for the proper use of the accommodation spaces, arising during the term of the contract and reported by the tenant. Repairs shall be carried out within a maximum of 30 days from the date of notification by the tenant. If the identified defects cannot be remedied within 3 working days and they render the accommodation space unusable, the lessor shall provide the tenant, subject to availability, with another accommodation space for the duration of the repair works.
3. To ensure regular cleaning of the common areas of the dormitory (hallways, reading rooms, stairways, shared sanitary facilities, waste disposal areas) and the exterior areas belonging to the dormitory.
4. To prohibit any modification of the rented space or its installations, as well as subletting or using the space for purposes other than accommodation.
5. To verify how the tenant uses and maintains the rented accommodation space and the inventory items provided for use in the common areas of the dormitory.



6. To recover immediately, from the date of identification, any missing or damaged items belonging to the rooms or common areas of the dormitory, by collecting the value of the items and the installation labor costs.
7. To collect the fees established under this contract whenever applicable.
8. To ensure security at the dormitory entrance, compliance with hygiene and sanitary regulations, and fire safety regulations.
9. To issue access cards for the dormitory and facilitate obtaining temporary residence registration for the entire duration of the rental contract.

#### **Art. 7**

The Tenant undertakes the following obligations:

1. To take over the room, together with the related facilities specified in the object of the contract, in a condition suitable for residential use, based on a handover–receipt report, and to comply with the provisions of the Dormitory Regulations.
  2. To provide the administrator, within 24 hours, with a spare key in the event that the lock has been replaced, so that the lessor may intervene in emergency situations (floods, fires, etc.).
  3. To pay the accommodation fee and the electricity charges within the deadlines established in Articles 4 and 5 of this contract.
  4. To use properly the items listed in the dormitory inventory, as well as the electrical and sanitary installations provided.
  5. To maintain order and cleanliness in the assigned space and to ensure the daily disposal of household waste from the room.
  6. To maintain quiet hours (13:00–14:00 and 22:00–08:00) in accordance with Law no. 61/1991, and to behave in a civilized manner toward other tenants, the administration, and the dormitory supervisor.
  7. To allow access to UMFVBT staff members, student representatives (dormitory supervisor, floor representative – according to the Dormitory Regulations), and other authorized personnel performing specific tasks (repairs, interventions), or conducting room inspections to verify compliance with the provisions of this contract.
  8. Upon expiration of the contract, to return all items received in the condition in which they were handed over, and to vacate the room of all personal belongings.
  9. Not make any modifications to the rented space, its related installations, or the common areas, and not to change their intended purpose.
  10. Not to sublet the accommodation space to any natural or legal persons.
  11. To be financially liable for any damages caused:
    - in the tenant’s assigned living space
    - in the common areas, when the author has been identified
- If the author of the damage in the common areas cannot be identified, financial liability shall be shared among all persons accommodated on that floor.
12. To comply with the dormitory access rules, hygiene and sanitary regulations, and fire



safety regulations.

13. Not to post notices or announcements except in designated areas.
14. Not to use the room or common areas of the dormitory for commercial activities.
15. Not to use electrical appliances with energy consumption exceeding the limits established by the educational institution (heaters, fan heaters, etc.), in accordance with the General Fire Prevention Norms for residential spaces (Order 712, Government Ordinance 60/97).
16. The introduction and use of gas cylinders and combustion devices is strictly prohibited.
17. To notify the administration if the tenant no longer wishes to reside in the dormitory, and to complete the checkout procedure on that day (from which date contractual obligations cease).
18. To pay the fees stipulated in this contract in case of non-compliance.
19. The trafficking and consumption of narcotics, hallucinogens, or ethnobotanical substances are strictly prohibited within the dormitory.
20. The possession or use of bladed weapons or firearms is prohibited.
21. Not to consume alcoholic beverages inside the dormitory.
22. To follow the recommendations of the administrator, floor supervisor, dormitory supervisor, and on-duty porter in conflict situations.
23. Smoking is prohibited inside the dormitory.
24. Drying clothes outside the room, on the window, is prohibited.
25. The access or keeping of animals in the dormitory is prohibited.
26. To notify the administration (porter) of any visit by persons from outside the dormitory (such visitors are not permitted to stay overnight).
27. To inform the dormitory administration (by recording the issue in the maintenance log at the dormitory entrance) about any necessary repairs in the living rooms or common areas. Unqualified personal intervention to fix such issues is prohibited.
28. The transfer of dormitory access cards is prohibited.
29. To submit the required documents for obtaining temporary residence registration.
30. To sort waste selectively.

## **CONTRACTUAL LIABILITY**

### **Art. 8**

For failure to perform or improper performance of contractual obligations by the tenant, the lessor (represented by the administrator) shall proceed as follows:

1. For violations of Art. 7 paragraphs 2, 4, 5, 6, 7, 12, 13, 14, 21, 22, 24, 25, 26, the tenant shall receive a written warning (also communicated to the dormitory supervisor).
2. For violations of Art. 7 paragraphs 2, 4, 5, 6, 7, 12, 13, 14, 21, 22, 24, 25, 26, upon the second violation, the tenant's contract shall be terminated.
3. Reported noise disturbances result in a warning. A second warning leads to expulsion from the dormitory.
4. For violations of Art. 7 paragraphs 15 and 16, the tenant shall be charged a penalty fee



of 50 lei, for which a receipt will be issued. Upon a second violation, the contract shall be terminated.

5. For violations of Art. 7 paragraph 23, the tenant shall be charged a penalty fee of 50 lei, with a receipt issued; upon the next violation, the contract shall be terminated.

6. For violation of Art. 7, paragraphs 3, 11, 17, 18, 19, 20, the contract shall be terminated.

7. For violations of Art. 7 paragraphs 8, 9, 10, 28, the contract shall be terminated, the tenant shall be required to pay for damages, and shall lose the right to accommodation in UMFT dormitories for the entire duration of their studies.

8. In the case of Art. 4 and Art. 5, the tenant loses the right to accommodation in UMFT dormitories for the entire duration of their studies; in the case of graduating students, the documents required for graduation will not be issued.

9. Students who transfer their accommodation place or use their ID card to house other persons shall be expelled from the faculty and held administratively, civilly, or criminally liable, as applicable.

10. If a material good belonging to the lessor is destroyed or stolen and the perpetrator is not identified, the damage shall be borne by all students in the room, on the floor, or in the dormitory, as determined by the General Administrative Directorate according to the valuation in the repair estimate.

11. In case of loss of the dormitory access card, a penalty fee of 10 lei shall apply.

12. For non-compliance with Art. 7 paragraph 30, a penalty fee of 50 lei shall apply; upon a second violation, the contract shall be terminated.

13. In case of non-compliance with the lessor's obligations provided in Art. 6 of this contract, the responsible persons shall be subject to disciplinary action according to the Internal Regulations of UMFVBT and applicable legislation.

#### **Art. 9**

The present contract constitutes an enforceable title for the tenant's payment of pecuniary obligations within the deadlines and in the manner established herein.

#### **Art. 10**

The tenant acknowledges that the dormitory uses video surveillance systems installed in access halls, common areas, parking spaces, and main entrances/exits. These systems are necessary to prevent, deter, and manage safety and security incidents, and to protect persons and property, ensuring a safe, organized, and respectful environment in accordance with institutional regulations.

Access to video recordings is restricted to authorized institutional personnel, namely employees of the Security and Fire Safety Service of the IT Directorate and/or the institution's management. Any access or use of video recordings for purposes other than those mentioned above requires prior approval from the institution's director and must comply with applicable legislation.

The tenant expressly consents to the processing of these categories of personal data.



**Art. 11**

The reception and handover of the room shall be carried out based on a handover–receipt report that includes the inventory items, their number, and their condition (according to Annex 2.1).

**Art. 12**

The present contract complies with the applicable legislation and the internal regulations of the dormitory and it is concluded in two copies, one for each party.

I, the undersigned ....., hereby declare under my own responsibility that I am enrolled in university studies at the Faculty of ..... and that I am / am not a tuition-paying student.

LESSOR

Administrator

LESSEE

(Tenant)

Student