



DORMITORY REGULATION
REGARDING THE ORGANIZATION AND FUNCTIONING OF THE STUDENTS’
ACCOMMODATION
WITHIN THE “VICTOR BABEȘ” UNIVERSITY OF MEDICINE AND PHARMACY,
TIMIȘOARA
ACADEMIC YEAR 2026–2027

	Position, Name and Surname	Date	Signature
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CHAPTER I. GENERAL PROVISIONS

Art. 1. The “Victor Babeș” University of Medicine and Pharmacy of Timișoara (UMFVBT) has got 8 student dormitories, with a total capacity of 2,500 accommodation places, meeting sanitary norms for 2, 3, or 4 persons per room. Of these, 6 dormitories with 1,820 places are located in the student campus, and 2 dormitories with 680 places are located near UMFVBT.

Art. 2.

a) The UMFVBT dormitories are intended for the accommodation of medical students during the academic year (according to the curriculum, including summer practice); foreign medical residents who are scholarship holders of the Romanian State, within the limits of available places; Romanian medical residents and MA students, within the limits of available places (in rooms with sanitary norm >2). UMFVBT does not provide accommodation for PhD students.

b) If students assigned on the official lists do not present themselves to sign the rental contracts within the established deadlines, the remaining available places will be allocated to students from other universities in Timișoara. The number of available places will be communicated in writing to the other higher education institutions in Timișoara, requesting them to send (within the set deadlines) the nominal list of students who will be accommodated in UMFVBT dormitories.

c) During the rest of the year, the dormitories will operate under a regime proposed by the General Administrative Directorate and approved by the UMFVBT Administrative Council, allowing for routine repairs and annual leave for dormitory staff.

d) The Timișoara Medical Students’ Society (SSMT), Timișoara Dental Students Association (TDSA), Timișoara Pharmacy Students’ League (LSFT), and EMSA Timișoara have priority in using protocol rooms and a designated number of rooms for students involved in student exchange programs (Romanian and international).

e) During the summer vacation, available rooms may be rented at the rates proposed by the General Administrative Directorate and approved by the UMFVBT Administrative Council. The following may be accommodated during the summer vacation:

- UMFVBT students completing summer practice;
- UMFVBT students employed during the summer vacation;
- UMFVBT final-year students until the defense of their Bachelor’s thesis;
- candidates registered for the admission exam, together with first-degree relatives;
- students involved in UMFVBT activities or in activities of legally recognized UMFVBT



- student organizations, carried out under the auspices of UMFVBT;
- residents accommodated during the academic year.

Art. 3. Each dormitory has a staffing structure, according to established norms, consisting of an administrator, technical maintenance staff, cleaning staff, and security personnel.

Art. 4. The dormitories are subordinated to the General Administrative Directorate, through the Social Administrative Directorate, and are coordinated by it.

Art. 5. In each dormitory, a student committee is established and further operates, with the purpose of representing the interests of the students accommodated in that dormitory within their relations with the UMFVBT employees, having responsibilities in the administration of the dormitories, including the direct cooperation with the fore mentioned staff, in resolving various issues. The appointment of the Dormitory Presidents shall be made by the Executive Board of SSMT.

Art. 6. a) The dormitory committee shall consist of: the Dormitory President and one floor representative for each floor of the dormitory, following the submission of candidacies and the completion of an interview. The composition of the dormitory committee may be modified at any time during the academic year exclusively by SSMT (Executive Board), upon the request of the students residing in the dormitory.

b) Activities within the dormitory shall take place only with the approval of the Social Administrative Directorate, the dormitory administrator, and the Dormitory President.

CHAPTER II. ALLOCATION (ACCOMMODATION) OF STUDENTS IN DORMITORIES

Art. 7. Romanian students who do not have permanent residence in Timișoara, as well as international students enrolled in various study programs at our university, may be accommodated in the dormitories. By exception, with the approval of the UMFVBT Accommodation Committee, students with permanent residence in Timișoara may also be accommodated if they face special social or medical circumstances, validated by the specialized committees within the faculties.

Art. 8. UMFVBT provides student accommodation within the limits of available places. In studio-type dormitories, allocation shall be made with the approval of the UMFVBT Accommodation Committee, based on the criteria established by this Regulation.



Art. 9. a) The allocation of accommodation places for students begins with the pre-allocation process, which takes place at the end of the current academic year for the following academic year. The pre-allocation criteria are listed in Annex 1, which forms an integral part of this Regulation.

b) Pre-allocation represents the student's right to retain the same accommodation place for the next academic year, as well as any preferences for other dormitories or rooms. These options will be reviewed and resolved by the Accommodation Committee, depending on availability, in accordance with the pre-allocation and accommodation criteria.

c) During pre-allocation, students who have been permanently expelled from the dormitory shall be taken into account; such students no longer have the right to be accommodated in UMFVBT dormitories.

d) Students admitted to the first year at UMFVBT who wish to request accommodation must select the accommodation option when confirming their place on the admission platform.

Art. 10. a) Students are accommodated according to the allocations displayed on the official lists (or the Accommodation Order) and based on their identity card.

b) The accommodation lists shall be published by the Accommodation Committee on the UMFVBT website.

c) The Accommodation Committee consists of: the Vice-Rector (or Vice-Dean) for Social Affairs, the General Director, the Social Administrative Director, and student representatives of UMFVBT.

Art. 11. Actual accommodation takes place before the beginning of the academic year, according to the accommodation lists, in person, based on the identity card. The building administrator is responsible for drafting the Rental Contract, (according to Annex 2, which forms an integral part of this Regulation) for each student, and of registering the student in the Building Register; the Dormitory President shall subsequently handle the temporary residence endorsement.

Art. 12. For students from other universities, allocation is carried out by the Accommodation Committee, based on the lists submitted by the respective higher education institutions.

Art. 13. a) The accommodation place is taken over individually by each student, with the mandatory drafting of the Tenancy Agreement, signed by both the dormitory administrator and the respective student.



- b) The Dormitory President shall be present 10 days before the start of accommodation, and the Dormitory Committee one day before, in order to take over the common areas. A Handover Report shall be drawn up, including the inventory, between the President and the dormitory administrator.
- c) Students accommodated in the dormitories are responsible for maintaining the condition of the dormitories and all related assets, according to the handover-receipt documents they have signed.
- d) Accommodated students are responsible for their visitors and for any damage to rooms, furniture, or thefts caused by them.

CHAPTER III. RIGHTS AND OBLIGATIONS OF STUDENTS ACCOMMODATED IN THE DORMITORY, OF THE EMPLOYED STAFF, AND OF THE DORMITORY PRESIDENT

Art. 14

(1)

- a) Students accommodated at the date of expiry or termination of the contract are required, on that same day, to vacate the occupied place and complete the clearance procedure with the dormitory administrator. The same procedure applies to students who renounce their rented place or who have been expelled from the dormitory.
- b) Clearance consists of returning the inventory items received through the contract, paying all outstanding debts to the administration up to that moment, and returning the room key and access card. This shall be carried out in the presence of the administrator and the Dormitory President.
- c) During the clearance procedure, the administrator and the Dormitory President (who resumes duties after the exam session) shall take over the inventory from the students and verify its condition.
- d) Students are required to leave their rooms and annexes clean. In rooms where walls are damaged, windows broken, or other deterioration is found and caused by the occupants, the administrator shall not complete the clearance until repairs are made or the value of the damages is recovered.
- e) If the occupants of a room do not leave at the same time, clearance may be completed for those leaving earlier, while the remaining students become responsible for the inventory items still in the room. In this case, the final handover of the room is performed by the last students to leave.
- f) Students in years I–V will be accommodated for the purpose of completing summer practice (students must present certificates signed by the coordinating physician), at the same rates applied during the academic year.
- g) During student vacations, the landlord does not assume responsibility for the security of personal belongings left in the rooms by the occupants.



(2)

- a) During the summer vacation, the rooms may be used under a hotel-type regime, upon the proposal of the General Administrative Directorate and with the approval of the UMFT Administrative Council.
- b) Students shall submit a request in order to obtain an accommodation place during the summer vacation or summer practice, specifying the motivation and the period for which they wish to be accommodated, together with a copy of their identity card and student ID. Students who lived in the dormitories during the academic year must obtain the approval of the dormitory administrator (of the dormitory in which they lived), in the form of the mention “no debts and no violations”.
- c) Requests shall be registered in a dedicated registry for summer-vacation accommodation requests, at the administration of the dormitory that remains open. Students who complete practice or work during the summer and wish to benefit from accommodation must attach to their request a certificate from the institution where the practice takes place, or from their workplace, attesting their status as trainees or employees.
- d) Student organizations must issue certificates attesting that they will carry out activities under the auspices of UMFVBT during the summer, activities requiring the student’s involvement; this certificate must be attached to the request.
- e) Rental contracts shall be drawn up for students and for admission candidates (according to Annex 3, which forms an integral part of this Regulation).
- f) All students accommodated during the summer vacation, based on the above-mentioned requests, shall be registered by the administration of the dormitory in which they will be accommodated, in a Summer Accommodation Registry (according to Annex 4, which forms an integral part of this Regulation). This registry shall include the date of entry, date of departure, dormitory access card, and the fees collected (according to the rates approved by the Administrative Council).

Art. 15 a) One room in the respective dormitory shall be allocated, free of charge, to the Dormitory President and to the Coordinator of the SSMT Social Department (the related expenses shall be covered from the University’s own revenues, namely space rentals). The specific room shall be established in 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 has the obligation to ensure the preservation of the material assets under their management, including the dormitory building, and to monitor the state of cleanliness,



during which they may propose measures to remedy any negative aspects identified. When necessary, entry into a room is permitted in situations that may cause damage (fires, floods, repairs, interventions, inspections).

Art. 17 a) In the case of damage or destruction of material goods caused by students, repairs shall be carried out by the responsible student(s), either by repairing or replacing the damaged items.

b) When the perpetrators cannot be identified, depending on the location where the incident occurred (common areas on a floor), the costs shall be charged to the residents of that floor.

Art. 18 The maintenance staff and cleaning personnel are required to ensure the cleanliness of all common-use areas (sanitary facilities, corridors, reading rooms, stairways, storage rooms, service rooms), the surroundings of the dormitories, and any other areas indicated by the dormitory administrator.

The technicians, coordinated by the administrators or by the zonal maintenance workshop, are required to carry out maintenance work on the installations and other assets in the dormitory, except for damage caused by residents, for which a repair procedure shall be established urgently.

Technicians are required to check the complaints logbook located at the entrance of each dormitory and to resolve requests in a timely manner.

Art. 19 To prevent potential incidents and considering the presence of external persons entering the dormitory, caretakers are required to verify the identity of such persons and record them in the entry register.

In this context, all residents of the dormitory are required to present their identity card with the temporary-residence endorsement upon the porter's request.

Art. 20 a) Students accommodated in the dormitory must maintain a normal, civilized, and respectful conduct, preserving quiet and public order.

b) Organizing parties in the dormitories is strictly prohibited.

Art. 21 A student accommodated in the dormitory, holding a rental contract, has the right to submit a written request to the dormitory administrator for maintenance or repair work in their room or in common-use areas.



The administration is required to resolve the student's request in a timely manner; otherwise, any damages occurring after the date of the request cannot be attributed to the student.

Exceptions apply when it is determined that the damage was caused by one or more students, in which case repairs shall be borne by the responsible students, in accordance with this Regulation.

Art. 22 A student accommodated in the dormitory has the right to personally benefit from the rented place, as long as they do not renounce it. In case of renunciation, the student must complete the clearance procedure in accordance with the contract.

Art. 23 A student who fictitiously occupies a place in the dormitory with the intention of making it available to other persons shall be sanctioned with expulsion from the dormitory, in accordance with Art. 38.

Art. 24 Students accommodated in the dormitory have the right to report negative aspects regarding dormitory activity that hinder communal living and to propose measures for improvement.

Reports and proposals shall be recorded in the register made available to students for this purpose by the dormitory administrator.

Art. 25 Students accommodated in the dormitory have the right, with the consent of their roommates, to receive visitors they know.

Any visit must be announced to the administration or the dormitory entrance so that it can be recorded.

Art. 26 Dormitory staff are required to notify the administrator and the Dormitory President regarding any damage caused by students, so that repairs can be carried out by the responsible individuals.

The Dormitory President is required to inform the Administrative Directorate about damages and disturbances and to attempt to identify the perpetrators.

Art. 27 Leaving the dormitory without completing the legal clearance procedure shall be sanctioned according to the clauses of the rental contract.

Any resulting debts shall be pursued through legal means.

Art. 28 Electricity shall be paid separately by the student, according to metering.



Art. 29 Access to the dormitory after 11 p.m. is allowed only after identity verification by the porter (identity card with temporary-residence endorsement for accommodated students, or any legal identity document for non-residents), in accordance with Art. 19.

The porter must record in the Entry Register: the entry time, the name and details of the identified person, the number of accompanying persons, and the room they are visiting.

Art. 30 Posting notices outside the areas specifically designated by the dormitory administration is prohibited.

Throwing papers, cardboard, water-filled bags, or any other objects out of the window—objects that create an unpleasant environment around the dormitory or endanger the physical safety of people passing by—is prohibited.

Failure to comply results in repair costs and sanctions in accordance with Art. 38.

Art. 31 To prevent accidents, it is prohibited to use any improvised electrical devices or to bring and use gas cylinders in the dormitories.

Art. 32 Modifications to the electrical installation are prohibited.

Modifications to the existing furniture or other interior alterations are also prohibited without the approval of the building administrator.

Art. 33 In accordance with Law no. 307/2006 on fire protection, republished and subsequently amended, students are required to keep evacuation routes, hallways, stairways, emergency exits, and access to intervention equipment (fire extinguishers, hydrants, electrical panels, alarm buttons) permanently unobstructed.

It is forbidden to store any items (bicycles, furniture, luggage, appliances, combustible materials, etc.), or to block, lock, or disable evacuation doors, safety lighting, or related indicators.

Art. 34 Keeping animals (cats, dogs, birds, etc.) in dormitory rooms is prohibited.

Art. 35 Clause on Maintaining a Safe Environment and Assessing Fitness for Common Living

(1) Students accommodated in the dormitory must respect communal living norms, refrain from disturbing quiet, and avoid endangering the safety or physical or psychological integrity of others, as well as the property within the dormitory.



(2) If there are acts or well-founded indications of behavior that seriously affects communal living or may endanger the student, other persons, or property, the dormitory administrator may submit a justified report to the institution's leadership.

(3) Following the analysis of the report, the institution may decide—while respecting the student's fundamental rights—to invite the student to a psychological evaluation conducted by the UMFVBT CCOC Department, for the purpose of determining their fitness for communal living. The evaluation shall be carried out in compliance with the legislation in force regarding informed consent, data confidentiality, and non-discrimination.

(4) The unjustified refusal of the student to participate in the evaluation, in the context of documented risks, may be taken into consideration by the competent committee when analyzing the situation and applying sanctions in accordance with Art. 38.

(5) Based on the documents reviewed, including the conclusions of the evaluation (to the extent that these are available), a committee appointed at the level of the educational institution shall decide, with justification, one of the following measures:

a) maintaining the right to accommodation;

b) conditionally maintaining the right to accommodation, with the establishment of monitoring or support measures;

c) termination of the right to accommodation in the dormitory.

(6) The measures imposed shall respect the principles of proportionality, necessity, non-discrimination, and the right to defense. The student has the right to be informed, to express their point of view, and to contest the decision in accordance with the institution's internal procedures and applicable legislation.

CHAPTER IV. PROVISIONS REGARDING SANCTIONS

Art. 36 For violations resulting in material damage, in addition to the obligation of the responsible individuals to repair the damage, a sanction provided in this chapter shall be applied, in accordance with Art. 38.

Art. 37 Violations committed by dormitory residents shall be recorded in a report drafted by the dormitory administrator or the Dormitory President.

The report shall be forwarded to the Social Administrative Directorate, which shall determine the sanction based on the severity of the acts committed.

The sanction is specified in the Rental Contract or is established by the Accommodation Committee at that time.



Art. 38 Depending on the severity of the violations committed through non-compliance with the dormitory regulations, the following sanctions may be applied:

WARNING, PENALTY FEE, TEMPORARY EXCLUSION FROM THE DORMITORY, PERMANENT EXCLUSION FROM ALL UMFVBT DORMITORIES, in accordance with the Rental Contract or the decision of the Accommodation Committee at that time.

CHAPTER V. ACCOMMODATION CRITERIA

Art. 39 Following the pre-allocation process, students' options shall be resolved, within the limits of available places, in reverse order of study years (year 6, 5, 4, etc.), taking into account the score obtained according to the Pre-allocation Criteria.

Art. 40 a) In the case of siblings, both students at UMFVBT, accommodation shall be granted in the same room, depending on each individual case and taking into account the year of study.

b) Second-degree relatives (brothers/sisters), as well as the spouse of a UMFVBT student, who are students at another faculty, may receive accommodation within the limits of available places, taking into account the priority of pre-allocated UMFVBT students, for dormitories with sanitary norm 2.

c) In studio-type dormitories, priority is given to married students (both enrolled at UMFVBT) who have submitted the required documents in due time (no later than 2 weeks before the start of accommodation). If places remain available, they shall be allocated to final-year students.

Art. 41 The order in which accommodation requests are resolved within UMFVBT dormitories is as follows:

- a) pre-allocated students;
- b) first-year students;
- c) students who submitted an accommodation request but did not reside in UMFVBT dormitories at the time of pre-allocation.

Art. 42 Requests from students with social issues (disabilities, orphans, severe medical problems) shall be analyzed by the Accommodation Committee in collaboration with the specialized committees of the respective faculties.



Art. 43 The full responsibility for preparing 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 1 – Pre-allocation Criteria for the 2026/2027 academic year

Annex 2 – Rental Contract Template for the 2026/2027 academic year

Annex 3 – Rental Contract Template for the 2026 Summer Vacation Period

Annex 4 – Registry for Summer Accommodation Records

CHAPTER VII. FINAL PROVISIONS

Art. 44 This Regulation shall be communicated to the dormitory staff and to all individuals accommodated in the dormitory.

One of the conditions of accommodation, which shall be specified in the rental contract, is the obligation of the accommodated person to comply with the dormitory regulations.

Art. 45 The Senate of the “Victor Babeș” University of Medicine and Pharmacy of Timișoara approved this Regulation in the meeting of 27.05.2026, the date on which it enters into force.

Rector,
Prof. Octavian Marius Crețu, MD, PhD

Vice-Rector for Social and Administrative Affairs,
Prof. Victor Dumitrașcu, MD, PhD

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-allocation Criteria for the 2026/2027 Academic Year 2026/2027

1. UMFVBT students and residents accommodated in the institution's dormitories have the right to pre-allocation for the 2026/2027 academic year for the places they currently occupy, with the possibility of expressing an option for another room or dormitory. Pre-allocation is mandatory for the distribution of accommodation places. Students shall complete the required information in the pre-allocation form between **22nd – 30th June 2026**.

2. UMFVBT students who do not complete the pre-allocation process within the established period will lose their right to accommodation in UMFVBT dormitories for the 2026/2027 academic year.

3. Students who have not complied with the obligations of the dormitory contract will not be accommodated according to their option; instead, they will be assigned randomly to the remaining available places or may lose their right to accommodation, depending on the severity of the violation.

4. At the date of pre-allocation, the student must **not** have outstanding dormitory fees (otherwise, the pre-allocation is cancelled).

5. The student must complete the pre-allocation form, in person.

6. Students from other universities accommodated in UMFVBT dormitories do not have the right to pre-allocation. Exceptions apply to 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 ID, and proof of kinship; their request will be resolved within the limits of available places.

7. Scoring criteria for allocating students to dormitories with sanitary norm 2 (N.S. 2):

a) Students who obtained a minimum general average of 8.50 in the first semester of the 2025–2026 academic year, with no failed credits, regardless of year of study, may opt for a place in 2-person dormitories (Dormitories 10, 18, 24). Pre-allocation options will be respected within the limits of available places.

b) The scoring methodology is as follows:

- **10 points** for being in the final year of study;
- **5 points** for each completed year of study;
- **1 point** for every 0.05 above the 8.50 average;
- If several students obtain the same score, ranking is determined by the general average obtained in the first semester of the 2025–2026 academic year.



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



HANDOVER/RECEPTION OF INDIVIDUALLY AND COMMONLY USED ITEMS IN THE ROOM

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

Name of Items	Qty	Very good	Good	Adequate
Bed				
Mattress				
Table				
Chair				
Wooden Wardrobe				
Wooden Shelf				
Metal Shelf				
Refrigerator				
Bookcase				
Door lock/keys				
Mirror				
Sink-battery				
Electrical installation				
Sanitary installation				
Mirror				
Room entrance door				

Date:

Administrator,

	Student's name	Received	Handed over
1.			
2.			
3.			
4.			
5.			



TENANCY AGREEMENT

No. _____ concluded on: ____ / ____ / 2026 / Dormitory _____

CONTRACTING PARTIES

Between the ““VICTOR BABEȘ” UNIVERSITY OF MEDICINE AND PHARMACY, TIMIȘOARA, based in No. 2, Piața Eftimie Murgu, as the holder of the ownership rights over the student dormitories, represented in this context by delegation through the dormitory administrator _____, in the capacity of **LESSOR**, and _____, son/daughter of _____ and _____, with permanent residence in the locality _____, street _____ no. ____, building ____, staircase ____, floor ____, apt. ____, county _____, mobile phone _____, holder of ID card series ____ no. _____ issued by the police department of _____ on the date of _____, Personal Identification Number _____, in the capacity of **TENANT**, the present rental contract has been concluded.

OBJECT OF THE CONTRACT

Art. 1. The object of the contract is the provision, for the duration of the 2026 summer vacation, of a housing space (place) intended for accommodation in Dormitory _____, room _____, including the related installations and common-use areas, as well as the inventory listed in the handover-receipt reports attached to this contract.

ACCOMMODATION FEE

Art. 2. The accommodation fees applied are those approved by the Administrative Council. This decision does not apply to students completing summer practice; in such cases, the fee is the same as during the academic year.

PAYMENT



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

OBLIGATIONS OF THE CONTRACTING PARTIES

Art. 4. The Lessor is obliged to:

1. Hand over the room with the related facilities specified in the contract, in proper condition for residential use, based on a handover-receipt report.
2. Ensure continuous cleaning of the common-use areas of the dormitory and the daily removal of household waste.
3. Issue the dormitory access card and room key.
4. Prohibit any modification of the rented space or its installations, subletting, or use for purposes other than accommodation.
5. Immediately recover, upon identification, any shortages or damages to items in the room or common-use areas, by collecting their value and installation labor costs.

Art. 5. The Tenant is obliged to:

1. Comply with the Dormitory Regulation regarding the organization and functioning of accommodation at UMFVBT.
2. Take over the room and its facilities in proper condition for residential use, based on a handover-receipt report.
3. Pay the accommodation fee within the deadline specified in **Art. 3.**
4. Maintain order and cleanliness in the assigned space and around the dormitory.
5. Allow access to UMFVBT staff with specific duties for room inspections or interventions; allow access to the pest-control company.
6. Notify the administration if they no longer wish to reside in the dormitory and return all items in proper condition at the end of the contract.
7. Not to make any modifications to the rented space.
8. Not sublet or allow other persons to use the allocated space; not accommodate unauthorized persons.
9. Not to post notices or announcements except in designated areas (notice boards).
10. To be materially liable for any shortages or damages caused to the items in their own room or in adjacent rooms (as applicable), as well as to the items in the common-use areas of the dormitory.



11. Not to use appliances with high electrical consumption.
12. Not to prepare food in the living rooms and to not use gas cylinders or combustion devices in the dormitory.1
13. Not to use improvised heating devices or any other improvised electrical installations.
14. Not to use the room for commercial activities.
15. To comply with the access rules of the dormitory, hygiene and sanitary norms, and fire-safety regulations.
16. Not to consume alcoholic beverages inside the dormitory; to comply with Law no. 349/21.06.2002, which prohibits smoking inside the dormitory; to not bring in or keep animals in the dormitory.

CONTRACTUAL LIABILITY

Art. 6. For failure to comply with the obligations of this contract, tenants shall be excluded from the dormitory.

LESSOR, Administrator

TENANT

