



ORIMLIGHYRA.SE

Advice from Orimlig hyra.

Sublet housing - do you pay a reasonable rent or are you paying too much?



**Are the student accommodation you sublet from a landlord expensive?
This life hack may refund you tens of thousands of SEK.**

For students the housing market has been problematic for several years. There is a housing shortage and sublet rents are increasing.

In Sweden there are 400 000 students, but only 100 000 student flats. This means that many students have to seek out the insecure secondary market where they have to accept expensive rents and where 9 out of 10 are paying an excessively high rent.

The situation is what it is and you just have to accept it. Or is it?



What does the Swedish tenancy act say?

Under Swedish law, a landlord may not rent out his or her rental property or a room in a rental property at an excessive rent.

Reasonable rent is a rent that does not exceed the rent that the landlord pays himself. If you pay a higher rent as a subtenant, then you are paying an excess rent.

If the apartment is fully furnished, the landlord has the right to add an additional fee of approx. 10-15% to the rent for the furniture. If, for example, electricity, water and broadband are included in the rent, the landlord may add an amount corresponding to these costs.

How to get thousands of SEK back after overpaying your rent

If you as a subtenant suspect that you are paying too much in rent and that the landlord is charging excess rent, you can apply for a refund of excess rent on OrimligHyra.se.



Orimlig Hyra offers the possibility to buy and take over your case and run it as your agent - without involving you.

You will receive the refund from your excess rent within a few days and avoid all contact with the rent tribunal and your landlord.

It is possible to get money back for up to 24 months of rent back in time. You can keep your refund regardless of whether Orimlig Hyra wins the case in the rent tribunal or not.



What do you need?

For you to be entitled to a refund of your rent, it is important that you have proof that you have lived in the property, such as a rental contract or a digital conversation proving this.

You will also need proof that you have paid each month's rent. You can do this by taking screenshots of monthly swish transfers or account transfers through your bank.

If you have questions about your housing situation or how to apply, you are more than welcome to chat, call or email us at Orimlig Hyra.

[OrimligHyra.se](https://orimlighyra.se)

[+46\(0\)8-33 35 11](tel:+4608333511)

kontakt@orimlighyra.se

[Klicka här för att läsa mer om Orimlig Hyra](#)