

Finally!
**No fear of
rent increase**

**RENT
PRICE CAP
WORKS!**



CHECK IF AND HOW YOU CAN CAP AT WWW.MIETENDECKEL.JETZT

How can I 'cap'?

WITH
POSTER
INSIDE!

Since February 23rd, 2020 there has been a **RENT PRICE CAP** (Mietendeckel). Whether exploding rents or displacement: The Berlin Mietendeckel should end the excesses of the Berlin housing market.

**MIETEN
DECKEL
WORKS!**

1 Rent Freeze

Until 2025 there is a rent freeze in Berlin. That means: No rent increases, including for stepped rent and index adjustments. For modernisation however, increases of up to 1 Euro/sqm a month are possible. From 2022 onward, rents can be raised by the rate of inflation, up to 1.3 % annually.

**Follow the instructions,
understand & use
the Mietendeckel!**

2 Re-letting

When you find a new apartment, the Mietendeckel will take effect. Because: Your new landlord may only demand the previous rent. And if this was over the rent ceilings which the Mietendeckel set, only the rent ceiling may be demanded.

ATTENTION!

For certain apartments the Mietendeckel does not apply. This includes:

- **New Housing**
(from construction year 2014 onwards)
- Apartments in **social housing**
- Housing modernised with **public funds**
- **Dormitories**
- Housing provided by **welfare institutions** for urgent housing needs

3 Rent reduction

From the end of 2020 on, the rent cap will be used to lower excessive rents. For this to apply, the rent must be at least 20 % above the rent ceiling.

Rent Freeze

Did you receive a rent increase after the 18th of June, 2019?

yes

no

Does your landlord want to use the rent increase to cover the costs of a modernisation measure?

yes

no

Tips

I already agreed to a rent increase after June 18th, 2019. What happens now?

You have a choice: Either you only pay the rent agreed on June 18th, 2019 in the future. Or you pay the increased rent under reservation and demand the increased amount back from your landlord.

Attention: If you decide to pay the 'old' rent before the increase, put the difference in savings. If the rent cap is overturned by a constitutional court, you may have to pay back the saved rent.

I received a 'normal rent increase' after February 23rd, 2020. Is that allowed?

In most cases no! You do not have to agree to a rent increase until January 1st, 2022. After that date, your landlord may increase the rent by a maximum of 1.3% to compensate for inflation.

My landlord modernised my apartment after the Mietendeckel came into effect. He wants to pass the costs on to rent. Is he allowed to do that?

The permissible rent increase may not exceed 1 euro/sqm per month for certain measures from the catalogue. Even if the landlord modernises several times during the Mietendeckel: It remains a one-time rent increase of 1 Euro/sqm.

If your landlord implements a rent increase due to modernisation measures after June 18th, 2019, the costs for this can be passed on to you with a **maximum of 1 Euro/sqm a month.**

Rent increases after the 18th of June 2019 are **not permitted.**

All is well! The applicable rent you paid on June 18th, 2019 will continue to apply, however from 2022 onwards the rent can be increased by a maximum of 1.3%.

Re-letting

I found a new apartment. How do I check if the rent demanded is okay?

1

Ask your landlord to inform you of the previous rent. He is obligated to do so. This previous rent is applicable if it is not above the rent ceilings set by the Mietendeckel.

2

If the previous rent was above the upper rent limit for your apartment, your landlord may only demand the upper rent limit.

3

With our Mietendeckel calculator you can easily determine exactly how high the rent ceiling for your apartment is:
www.mietendeckel.jetzt

Tips

I rented a new apartment between June 18th, 2019 and February 23rd, 2020. The previous rent was above the rent ceiling, which I calculated with the Mietendeckel calculator. AND: I also pay more than the rent ceiling permits. What can I do?

Unfortunately, the Mietendeckel regulations for new leases will not take effect until after February 23rd, 2020, which means that if you have agreed on a higher rent than the rent cap permits, this higher rent is valid. After the 23rd of November 2020, however, you may be able to reduce your rent. You can determine whether a rent reduction is possible with our rent cap calculator:
www.mietendeckel.jetzt

Your rent is under?

Your rent corresponds to the previous rent or is at most the rent ceiling: Then everything is fine and your landlord is keeping to the Mietendeckel.

Example

Dilek used to live in your new apartment. Dilek's rent was 9,50 Euro/sqm a month. According to **1** your landlord may only demand her rent from you. But: Using the Mietendeckel calculator on www.mietendeckel.jetzt you have calculated that the rent cap is 5.95 Euro/sqm a month! So according to **2** your landlord may only demand this amount from you.

Your rent is over?

If the rent for your new apartment is too high, this is how you come to the legally permissible rent:

- Ask your landlord for the legally permissible rent.
- If the rent is higher than permitted or your landlord does not provide any information, contact the relevant district office.
- The answer resp. the rent notice of the district office can be useful in legal proceedings.
- If necessary, reclaim any rent you may have overpaid by then.

Rent Reduction

Is my rent inflated? And if yes, how can it be lowered?

Use the rent cap calculator (www.mietendeckel.jetzt) to determine the maximum amount of your rent. Is the determined rent above the upper limit?

yes

no

Your rent must be lowered as of November 23rd, 2020!

1. If the landlord does not lower the rent on his own initiative, you must become proactive.
2. You have a choice:
 - Ask your landlord to lower the rent. If he refuses, take legal action at the local court if necessary on determination of the permissible rent and recovery of the excess amount of paid rent.
 - Lower your rent to the maximum amount. If your landlord does not recognize the Mietendeckel, he must sue. **Attention:** Put the savings aside!

Unfortunately you cannot lower your rent from November 23rd, 2020 onwards!

Tip

Inform the Senate Department for Urban Development and Housing so that they can support you. The authority can also impose a fine on the landlord.

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