



Renting accommodation as a labour migrant

I came from Poland to do temporary work and I rented accommodation from my boss... Now there's no more work and my boss is making me leave the accommodation.

Is that allowed?



No, that's not allowed

You don't have to move out. Have you come to the Netherlands from another country in Europe to carry out temporary work? As of 1 July 2023, tenancy agreements cannot be linked to an employment contract.



Do you live in rented accommodation?

Your landlord has to follow the rules in the Landlords (Good Practices) Act. This law explains what's allowed and what's not allowed.



The maximum deposit is two months' basic rent*



You only need to pay service costs that are actually incurred and you must receive an overview of these costs each year



If a landlord uses a rental agency, you do not have to pay the mediation fees



Your tenancy agreement must be in writing*



You must receive information in writing about your rights and obligations as a tenant



Your landlord is not allowed to intimidate you or discriminate against you



When entering into a new tenancy agreement, you must receive a calculation of the points applicable to your accommodation**



You do not pay more than the maximum basic rental price for accommodation up to 186 points***

If you are a labour migrant, your landlord must follow additional rules:



Your tenancy agreement cannot be linked to your employment contract*



You must receive information in writing about your rights and obligations as a tenant in a language you understand

* This applies only to tenancy agreements entered into on or after 1 July 2023.

** This applies only to tenancy agreements entered into on or after 1 January 2025.

*** This applies only to tenancy agreements entered into on or after 1 July 2024.

This applies to existing tenancy agreements up to 143 points directly or as from 1 July 2025.

More information? The Landlords (Good Practices) Act protects tenants and provides clarity. For more information, go to www.goedehuur.nl and to www.ismijnhuurteduur.nl

