

Order of Masaryk University No. 8/2017

Accommodation rules of university dormitory

(Effective as of 1 September 2017)

According to Article 13, paragraph 6, letter a), point 5 of the Organizational rules of Masaryk University I issue the following instruction:

Article 1
Basic provisions

- (1) The university dormitories belong to the university-wide scope of special purpose facilities – Management of Dormitories and University Canteens at Vinařská 5, 603 00 Brno (hereinafter referred to as "SKM" or "the landlord"), which is a part of Masaryk University Žerotínovo nám. 617/9, 601 77 Brno, ID No 002 16 224, public university, established by Act No. 50/1919 Coll., Acting pursuant to Act No. 111/1998 Coll., on university education and amending and addition to other Acts (The University education Act), as amended (hereinafter referred to as the "Act"). The organization and management of the colleges within the whole-university competence of SKM is determined by Article 2.
- (2) The primary function of the dormitory is to provide accommodation and services related to accommodation to MU students temporarily and for remuneration (hereinafter referred to as "accommodation"). Accommodation can be arranged for long or short term.
- (3) If the accommodation capacity permits, accommodation may be provided to other members of the academic community, students of other higher education institutions and other natural and legal persons.
- (4) During summer holidays, the accommodation shall be governed by the instructions of the landlord for so-called holiday accommodation.
- (5) Without a prior written consent of the accommodation provider and the conclusion of the corresponding written contract, the student may not carry out business or other similar activities in the dormitories and the surrounding area.

Article 2
Organization and management

- (1) University dormitory consist of the following sets of buildings:
 - a) Accommodation facility I. - Vinařská 5:
 1. Dormitory Vinařská 5 - accommodation with a 24-hour reception service
 2. Dormitory Tvrdeho 5/7 - accommodation with a night reception service
 - b) Accommodation facility II. - Kounicova 50:
 1. Dormitory Kounicova 50 - accommodation with a 24-hour reception service
 2. Dormitory Mánesova 12a - accommodation with a 24-hour reception service
 3. Dormitory Klácelova 2 - accommodation with a 24-hour reception service
 4. Dormitory nám. Míru 4 - accommodation without reception service
 5. Dormitory Veveří 29 - accommodation without reception service
 - c) Accommodation III. - bří Žůrků 5:
 1. Dormitory bří. Žůrků 5 - accommodation with a 24-hour reception
 2. Dormitory Sladkého 13 - accommodation with a 24-hour reception service
 3. Dormitory Lomená 48 - accommodation without reception service

(2) Accommodation and all other related activities (economic, operational, technical, organizational, etc.) as well as implementation of the accommodation policy are managed by the Director of SKM within the scope of competence deriving in particular from the Organizational Code of SKM. The scope of methodological management belongs in particular to the MU Quaestor and the Vice-Rector of MU for Student Affairs.

(3) The Dormitory Board represents the students accommodated in the dormitory in matters relating to the conditions of their accommodation in the dormitory where they are staying. The Board is required to provide information to students housed in the dormitory on accommodation related to the dormitory where they are staying. The Dormitory Board is involved in a consistent assurance of peace and order in the dormitory; for this purpose it will grant the accommodation provider with the necessary cooperation. Other tasks of the Dormitory Board will be determined by the Electoral and Procedure regulations for representation of students housed in dormitories.

Article 3 Accommodation

(1) Dormitory accommodation can be provided to MU students in all study programs accredited at MU. In case of satisfaction of MU students' accommodation needs, students of other universities in Brno may be accommodated at the dormitories under the same conditions as MU students.

(2) Available accommodation capacity can be used for commercial purposes.

(3) Student's accommodation in a dormitory is subject to the contractual type of the Accommodation Agreement (temporary lease) concluded between the accommodation provider and the student accommodated under the provisions of section 2326 et seq. Act No. 89/2012 Coll., The Civil Code, as amended (hereinafter referred to as the "Civil Code"). Under this agreement, the landlord commits to provide the housed person temporary accommodation for an agreed period and the accommodated person commits to pay the agreed price to the accommodation provider for the accommodation and services related to it within the period agreed in accordance with the Accommodation Rules. Accommodation is governed by contractual rights and obligations under the Accommodation Agreement, in conjunction with general binding and other regulations, MU internal regulations and other MU and SKM regulations, in particular the Rules for Accommodation in MU Dormitories, the MU Directive governing the accommodation of students in MU's dormitories, as well as instructions issued by MU staff, including SKM, within their managerial responsibilities and competencies.

(4) Dormitory accommodation is provided during the academic year. Accommodation can also be provided during summer holidays (so-called holiday accommodation). The terms and conditions of the holiday accommodation will be determined by the SKM Director on the basis of the Holiday Accommodation Guide, published on the SKM website and in other usual places used for this purpose, mainly on official boards of the dormitories.

(5) There is no legal entitlement to accommodation in a dormitory.

(6) Students' own accommodation is subject to the Rules for accommodation at university dormitories of MU for the respective academic year.

(7) Reservation and boarding onto the accommodation is governed by the schedule of accommodation, which shall be determined by the Director of the SKM for the academic year.

(8) The accommodated student may move to another bed during the academic year only with the prior consent of the accommodation provider. In exceptional cases, the landlord may order removal (including change of dormitory) if necessary in the interest of accommodated students, for operational reasons, for reasons of efficient use of accommodation capacity, or when other legitimate interest of SKM or MU requires it.

(9) In the case of free accommodation capacity, the accommodated student may, in agreement with the accommodation provider, have the right to use the additional free bed for a fee specified in the Pricelist of fees for other services related to accommodation, published on the SKM website and in other places used for this purpose, in particular on official boards.

(10) The accommodation contract may be extended at a request of the student accommodated as long as it is delivered to the accommodation provider at least one month before the date of termination stated in the Accommodation Agreement; an amendment to the Agreement can be made only in writing in a form of a mutually agreed addendum.

(11) Shared accommodation of spouses or partners is possible only in separate double rooms according to the designated accommodation capacity.

(12) Accommodation of children at MU's dormitories is inadmissible.

Article 4

Termination and expiration of accommodation

(1) Accommodation is terminated or expired:

a) By reaching the time the accommodation was arranged until under the Accommodation Agreement.

b) Before the agreed term of stay is terminated, by written termination of the Contract by the housed person even without giving any reason, with a notice period of two months starting on the first calendar day of the following month after its delivery to the accommodation provider; this does not affect the liability of the accommodated person for any damage caused to the accommodation by the premature cancellation of accommodation pursuant to Section 2330 (2) of the Civil Code.

c) Before the expiration of the agreed term of accommodation by a written notice from the Accommodation Provider without a notice period, if the accommodated person, despite a warning, grossly violates their obligations under the Contract or good morals. As gross violation of obligations under the Contract or good morals can be considered a non-payment of accommodation (dormitory fees), destruction of accommodation facilities or common areas (Article 5 (1) and (2)), letting of the accommodation or part thereof to a third party, polluting of the accommodation facilities or common areas, harassment of other accommodated persons or authorized persons of the property, interference with other rights or legitimate interests of others accommodated or other persons including authorized persons of the accommodation provider, violation of duty under the influence of alcohol, narcotics or psychotropic substances, disturbance of order and peace in the dormitory and its adjoining surroundings and violations of other accommodation rules provided in particular in Article 9. The notice given by the accommodation provider shall be delivered to the last known address of residence (temporary or permanent) of the accommodated person; if a notice is given through a postal service, the notice shall be deemed to have been delivered by the expiration of the fifth calendar day from the date of deposit of its written copy to the postal service provider, regardless of whether the accommodated holder has learned of the deposit.

(d) The expiration of the time limit set for the pre-booked accommodation in accordance with the Accommodation Agreement.

(e) In a manner determined by the general provisions of the Civil Code for termination of obligations, for example a subsequent impossibility to fulfill the obligation under Section 2006 and subsequent Civil Code. For the purposes of this arrangement, the subsequent impossibility is understood to mean, for example, cases where the accommodation provider, for reasons of an emergency state of a dormitory, according to the decision of the competent authorities of state administration or self-government or for other objective reasons (damage or destruction of the dormitory), and cannot provide accommodation.

(2) Upon termination of accommodation, the accommodated person is governed, Inter alia, by relevant regulations, instructions and measures of the accommodation provider, usually published on the SKM website or in another place used for that purpose, usually on the official boards of the dormitory.

(5) A student whose accommodation has been terminated in accordance with paragraph 1 c), can not be offered it again.

Article 5

Dormitory space and common areas

(1) The term, "dormitory space" is understood to be a bed located in an area (room) intended to accommodate the occupant.

(2) "Common areas of the dormitory", are understood to be spaces which are designed in this way with regard to their construction and layout of the building (such as staircases, common corridors etc) and other premises reserved for this purpose by the accommodation provider such as study rooms, common facilities, shared kitchens and other, are all designed to accommodate all guests equally.

(3) All year round accommodated MU student will have a dormitory reserved within the given accommodation capacity in order to preserve the efficient use of the dormitory, taking into consideration economic or operational-technical reasons.

(4) Dormitory space and common areas may be used only for the purpose for which they are intended. Upon taking over the dedicated dormitory space, the accommodated person is obliged to check the condition of the room, its facilities and equipment and report any defects immediately after taking over the dormitory room by marking them in the Book of defects

located at the dormitory reception, or immediately create a written declaration of the damage and submit it at the dormitory reception; the landlord will investigate the extent of defects without undue delay. If no such announcement is made at the start of the accommodation, it is assumed that the place of accommodation was taken over without any defects; any additional defects and damages will then be compensated for by all roommates in the room, equally.

(5) The resident shall comply with the legal and other regulations relating to the accommodation, including fire regulations, safety, public health and environmental regulations; provide regular room cleaning. In the dormitory, where students are accommodated in rooms with sanitary facilities, the accommodation provider performs disinfection of these facilities once a month.

Article 6

Dormitory with 24-hour reception service

(1) These dormitories are open constantly. The resident is allowed to enter the dormitory only upon presentation of their ID card (ISIC card).

(2) Noise curfew is set from 22:00 until 06:00. During the curfew, the resident is obliged to take measures to prevent any noise, notably to play musical instruments, to sing and have a loud conversation. It is necessary to diminish radio, television and other devices so that the noise is not disturbing, especially to the other accommodated students. Observance of noise curfew also applies to outdoor areas adjacent to dormitory buildings, including the dormitory's reserved sport and relaxation areas.

(3) Visits can be accepted:

a) From 8 am upon presentation of a valid identity card (ID card, passport) and after filling a visitor's ticket at the reception desk, all in compliance with Act No. 101/2000 Coll., On the Protection of Personal Data and on Amendments to Certain Acts, As amended.

b) If the visitor is staying in the dormitory after 11 pm, the accommodated person who has received the visit is obliged to pay a fee for accommodation of a guest on a short-term stay bed according to the Price List for other accommodation services in accordance with Article 9 Paragraph 3 letter u).

c) Visit to a room can only be accepted with a roommate's consent.

(4) A student who is accommodated in a multiple-block dormitory does not register during a visit to another block of the same dormitory, only presents a college card (ISIC card).

(5) The accommodated person, who has received a visit, is responsible for the observance of the Accommodation Rules and fully compensates the accommodation provider for damage caused by the visit.

(6) Any accommodation (short-term, overnight stays) of persons not previously notified under the conditions laid down in Article 9 Paragraph 3) letter u) is prohibited.

(7) Marked areas of the dormitory buildings are monitored by the CCTV system for reasons of property protection and safety of persons; the landlord announces the installation of the system in accordance with § 16 of Act No. 101/2000 Coll. on the Protection of Personal Data and on Amendments to Certain Acts, as amended.

Dormitory without reception desk and night reception service

(8) Upon arrival the housed person receives a key to the room, main entrance and other common areas (where applicable). In a building with an electronic access system an ISIC card, or a substitute card issued by the provider (if the student does not have an ISIC card), is used to enter the building. Loss of the card is subject to a fee.

(9) The Resident is responsible for locking the room and the dormitory, he or she is obliged to observe in particular the fire, safety, public health and environmental regulations, the Accommodation Rules and related directives and instructions published at the usual place used for this purpose and on the website of SKM.

(10) Visits can only be accepted with roommate's approval.

(11) Visits are subject to Article 9 Paragraph 3 letter u) of the Accommodation Rules.

(12) Marked areas of dormitories are monitored by the CCTV system for reasons of property protection and safety of persons; the landlord announces the installation of the system in accordance with § 16 of Act No. 101/2000 Coll. on the Protection of Personal Data and on Amendments to Certain Acts, as amended.

(13) In a dormitory with a night reception service, at the time of the reception service, the provisions for the dormitory with the a reception service shall be adequately applied.

Article 7

Dormitory identification card

(1) A Dormitory ID card is a document of accommodation in the dormitory and permits the accommodated person to enter not only the building of the dormitory, where they are accommodated, but also the other facilities (buildings) of the MU dormitories. Types of identification cards: ISIC card provided with an identification sticker of the respective dormitory for the respective academic year, temporary student card bearing an identification sticker, or a dormitory's license issued by the respective operational institution. The occupant is obliged to present the dormitory card when entering the dormitory to the reception service without being prompted to do so.

(2) Dormitory card is non-transferable. The resident is obliged to immediately notify the landlord of the dormitory of a loss or theft of the ID card.

Article 8

Cost of accommodation, service charges associated with accommodation and payment terms

(1) Student pays:

a) Accommodation price according to the price list for accommodation; services connected with the accommodation are included in the dormitory fee, unless they are explicitly listed in the Price List for other services related to accommodation pursuant to letter b).

b) Fees for other services related to accommodation according to the Price List of fees for other services related to accommodation, all in the amounts set for that academic year.

(c) Other payments under the Accommodation Agreement.

Payments are reimbursed through the Settlement of Claims Scheme ("SUPO") on the basis of payment instructions and the use of SUPO, which are published on the SKM and MU web pages. The dormitory fees pricelist and pricelist of other accommodation services are published on the SKM website and other places used for that purpose, in particular on the official boards of the dormitory, the landlord is obliged to acquaint the accommodated person with these price lists by the date of conclusion of the Accommodation Agreement.

(2) The dormitory fees are payable every month in advance within the deadlines set out in the Schedule of Payment Collection and Wage Transfer for the academic year published in the SUPO system. In case of accommodation started during the calendar month, the dormitory is payable on the tenth (10) day from the day of actual arrival to the accommodation. The dormitory fee must be credited on the due date to the bank account of the landlord. A non-payment of the dormitory fee may be considered a gross violation of the obligation from the accommodated person under the Accommodation Agreement and is a reason for a termination of the accommodation by the landlord's notice pursuant to Article 4 Paragraph 1 letter c).

(3) The Dormitory fee for accommodation during summer holidays is determined by the pricelist according to the Holiday Accommodation Guidelines issued for the given academic year; the dormitory fee is paid mainly via SUPO, it can also be paid in cash at the reception desk, or to another authorized person of the respective dormitory, unless otherwise specified in this instruction. The guide for holiday accommodation is published on the SKM website and other places used for this purpose, in particular on the official boards of the dormitory.

(6) Maturity of fees for other services related to accommodation and the method of their payment are governed in accordance with paragraphs 1 to 3.

Article 9

Rights and obligations of the occupant

(1) The right of a resident to use a dormitory and common areas (Article 5 (1) and (2)) on the basis of a concluded Accommodation Agreement is exclusively a personal right of the accommodated person and cannot be validly assigned to another person.

(2) The Resident is entitled to:

- a) Proper use of the accommodation space reserved for accommodation, which he or she has taken in a condition suitable for its proper use; properly use the common areas of the accommodation.
- b) Proper use of outdoor areas in the dormitory area, for example sports and relaxation areas defined for this purpose by the accommodation provider according to the Accommodation Rules.
- c) Properly receive accommodation-related services.
- d) Being provided basic equipment of the room (in the range of the inventory of the room) and normal maintenance of the equipment.
- e) One key to the room where the student is housed and a key to the building and common areas in dormitories without reception service.
- f) Regular change of bed linen according to the timetable published in the individual dormitories.
- g) Receive visits pursuant to Article 6 (3) and Article 9 (3) u).
- h) Submit suggestions and comments concerning the operation of the college to the Dormitory Board, dormitory management, or the Director of SKM.
- i) Use of pre-announced (and permitted for this purpose) brought-in electrical appliances while paying a fee of the amount set by the Pricelist of fees for other services related to accommodation. Own brought-in electrical appliances must comply with valid Czech Technical Standards ("ČSN"). Use of a satellite dish is subject to a prior consent of the Director of the SKM or other staff authorised by him or her, provided that the installation is always carried out by a competent person.

(3) The Resident is obliged to:

- a) Properly use the accommodation space reserved for accommodation, which he or she has taken in a condition suitable for its proper use; properly use the common areas of the accommodation.
- b) Properly use outdoor spaces in the dormitory area, for example sport and relaxation areas reserved for this purpose by the accommodation provider according to the Accommodation Rules.
- c) Properly receive accommodation-related services.
- d) Present a valid identity card when moving into a dormitory. A resident may be substituted only by a representative who submits an officially certified power of attorney and the necessary documents for that purpose.
- e) Pay the dormitory fee properly and in due time in the amount stated in the Accommodation Price List as well as fees for other services related to accommodation in the amount set out in the Pricelist of fees for other services related to accommodation and other payments stated in the Accommodation Agreement. Proper and timely payment of the dormitory fee is secured under the Contract of Accommodation by a contractual fine of five Czech korunas (CZK 5) for each commenced calendar day of the occupant's delay with the reimbursement of the dormitory fee; this is without prejudice to the obligation of the accommodated person to compensate the accommodation provider for the damage or loss incurred in this connection, regardless of the amount of the damage incurred. Other payment conditions follow the Accommodation Agreement.
- f) Observe contractual (legal) obligations under the Accommodation Agreement, legislation, MU internal regulations and other MU and SKM regulations relating to accommodation, in particular:
 1. Accommodation Rules, the MU Directive governing the accommodation of students in MU's dormitories and the Rules for Accommodations for the respective academic year, including a schedule of Payment Collection and Transfer of Salaries, published in "SUPO".
 2. Fire protection regulations, including alarm directives, safety regulations, public health and environmental regulations; all published at a usual place used for the purpose, or in the dormitories, especially in the vicinity of the relevant equipment (electrical appliance).
 3. MU and SKM guidelines relating to dormitory accommodation.
- g) Save, prevent damage and protect the facilities and equipment of the room, common and outdoor areas of the dormitory and to act in such a way that no damage occurs.

- h) Compensate the accommodation provider for all damages caused by his or her culpable actions or omissions.
- i) Preserve the principles of civil coexistence, respect the needs of other residents and act in such a way as not to endanger the safety of persons, property or inflict disruption of order and peace in the dormitory and adjoining surroundings or cause other interference with the rights and legitimate interests of others.
- j) To notify the landlord and the police authority of a suspicion that a criminal offense (that is, a crime or a misdemeanor) has been committed on the premises or in the surrounding areas of the dormitory.
- k) Perform regular room cleaning.
- l) Properly secure the room by locking, to prevent unauthorized intrusion and entry into the dormitory if it is not equipped with a reception service.
- m) Notify the accommodation provider about bringing in or using information technology equipment (PC, notebook, accessories, etc.), audiovisual equipment, optics, or other items of special value, on a prescribed form at the accommodation facility staff of the respective dormitory.
- n) Request permission from the property owner to bring or use an electrical appliance or similar electrical equipment (hereinafter referred to as an "electrical appliance") on a prescribed form which you can acquire at the dormitory staff of the respective dormitory and in accordance with the Accommodation provider's Instruction for Use of Own Electric Appliances. It is not permissible to use an electric appliance that does not meet the parameters and requirements set by the applicable technical standards or where the electricity consumption is significantly higher than the usual energy consumption for the accommodation in question. If the accommodated person does not declare an item of special value or an electrical appliance in the manner stipulated in the Accommodation Rules or the Accommodation Agreement, he / she is obliged to pay to the accommodation provider a contractual penalty in the amount stipulated by the Accommodation Agreement.
- o) Upon entering the dormitory, prove the right to access the property by presenting a dormitory card (ISIC card) to the person performing reception service. Upon request, present your dormitory card to other employees of the relevant dormitory, members of the board, or other authorized persons designated by the director of SKM.
- p) Save electricity, hot and cold water, separate municipal waste.
- q) Allow, based on prior notification by the accommodation provider by e-mail (without a guaranteed signature) to the e-mail address of the resident known to the accommodation provider, entry into the rooms to persons reviewing electrical appliances and other equipment, fire prevention and review of the technical condition of buildings and equipment in accordance with building regulations, safety regulations and fire protection, as well as dormitory staff eliminating deficiencies of the facilities and equipment of the accommodation.
- r) Immediately report any defects or damages found in the dormitory to the accommodation provider (usually at the nearest reception desk), unless stated otherwise - for example, by writing to a book of defects at a designated location.
- s) When using common areas for purposes other than those intended, give the accommodation provider (usually the dormitory manager) a prior notice in writing, stating the purpose which they are to be used for, he or she will then make a written decision.
- t) Move to another room within the same dormitory or other university dormitory only with the prior consent of the accommodation provider under the conditions stipulated by them.
- u) Report to the receptionist or the accommodation provider a short-term stay of their guest in the resident's room if the resident:
1. Provides a written consent of a roommate who will not use the bed on the given date / term and, in the event of a damage suffered, will not claim damages against the SKM.
 2. Collects bedding for the guest, which will be confirmed by the stockroom staff (or a receptionist) and after the termination of the guest's stay the resident will return the borrowed bedding to the stockroom staff (or the receptionist); it's also possible to use resident's own bedding. Resident's responsibility for guest accommodation is governed by Article 6 (6).
 3. A guest staying on a short-term stay bed will pay a fee in accordance with the Pricelist of fees for other services related to accommodation.

v) Upon termination of accommodation:

1. Bring the dormitory to its original condition and hand over to the designated dormitory staff by 12:00 noon on the day of termination of the accommodation. In case of detected defects or damages, resident states their viewpoint by writing it in the Book of defects.
2. Return the borrowed inventory to an employee in charge of the warehouse management or to another authorized employee who confirms the receipt of the returned inventory on a dedicated form.
3. Return the assigned keys and bedding, present the ID card (ISIC card) to terminate validity of the sticker, check out from the accommodation register.
4. Compensate for any damages caused while staying in the dormitory which will be calculated by the authorized employee of the accommodation provider.
5. Settle any other financial obligations of the occupant to the accommodation provider, which have arisen from or are related to the accommodation.

w) Observe the instructions of the accommodation provider regarding the use of dedicated sport and relaxation areas in the area of the dormitory, in particular:

1. Use sport and relaxation areas only for the purpose they are established for by the accommodation provider and intended and determined for use solely for that purpose; it is not allowed, for example, to ride there a bicycle or other means of transport, bring animals including pets, except for guide dogs of visually impaired students upon presentation of Certificate of Visual Impairment.
2. Obey the principles of prevention of property and health damage, safety, fire, public health and environmental regulations; increased preventive measures should be taken especially in the relaxation area equipped with an outdoor grill.
3. Use equipment of sport and relaxation areas and other dedicated accommodation provider's facilities for this purpose only for the purpose for which they are intended.
4. Protect the equipment of the sport and relaxation areas and other facilities dedicated to this purpose by the accommodation provider against damage, loss, destruction, misuse or pollution.
5. The outdoor areas in the area of the dormitory, including the sport and relaxation areas, are not monitored by the landlord, nor does he monitor the things that residents carry at the time of use of these areas; the landlord is not obliged to arrange insurance and does not bear any objective liability for the damage incurred in this connection to the residents as users of the premises (including theft of residents' personal property).

X) Inform the landlord without undue delay of changes concerning identification of the accommodated person as well as of other facts relevant for a proper fulfillment of the obligations arising from the Accommodation Agreement; these are also considered contact details of the occupant including e-mail address.

(4) The resident is forbidden to:

- a) Move without a consent of an authorized accommodation employee.
- b) Receive visits in breach of Article 9 (3) u).
- c) Interfere with any type of installation and put into service any unauthorized electrical appliances and similar devices.
- d) To change the locks of the door of the room in which he / she is housed, or to replace the locks of the main entrance of the dormitory if the dormitory is not equipped with a reception service.
- e) Move and dismantle furniture in the room, move the furniture between rooms, take furniture out of the dormitory.
- f) Smoke or use electronic cigarettes in the dormitories, including indoor areas which are open to the public (the owner does not have a dedicated smoking area that meets the requirements of facilities with a separate smoking area), manipulate with an open fire or perform activities that may cause fire.

- g) Parking any means of transport on the premises of the dormitory outside the car park or other areas dedicated to parking.
- h) To hold on board any weapons defined in the Annex to Act No. 119/2002 Coll. on Firearms and Ammunition (the Weapons Act), as amended; the prohibition also applies to their replicas.
- i) Hold, manufacture, keep or otherwise provide narcotic or psychotropic substances or poisons in the sense of delinquency acts (criminal and other).
- j) To keep animals, except guide dogs of visually impaired students upon presentation of the Certificate of Visual Impairment.
- k) Place any objects on the outside window sills, thus endanger passers-by.
- l) Store waste on balconies and loggias.
- m) Place and stick posters or other items on the interior and exterior furnishings (furniture, doors, windows, balconies, etc.). If the wall paint is damaged, the occupant is obliged to restore the room or to compensate for the damage.
- n) Use fire extinguishers and hydrant hoses for purposes different to the intended purpose or damage them; induce or cause false alarms, in particular through misuse or unauthorized interference with the EPS or fire detector; violation of this prohibition can be considered a general threat.
- o) To store sports equipment, bicycles and other large items in the room without an agreement of a roommate / roommates.

Article 10

Employer's rights and obligations

- (1) The landlord is authorized in particular to:
- a) Issue guidelines for proper observance of accommodation obligations, including accommodation-related services.
 - b) Give no prior notice to enter a resident's room only in case of an accident or other emergency (for example, if the safety of a person / persons is under a threat or in case of danger of property damage, the resident will be notified of this event subsequently by the accommodation provider via by e-mail (without a guaranteed signature). After a prior notification to the resident, enter the room in other cases (to check proper use of the room, revision of technical facilities, removal of defects, etc.), notifying the accommodated person can be made electronically via e-mail (without a guaranteed signature), to the e-mail address known to the accommodation provider.
 - c) Move the resident out of the room at his / hers own expense, or deposit his / her belongings in an area designated for that purpose if the occupant does not vacate the room on the date of termination of the accommodation, this is also at the resident's own expense. After the expiry of the statutory time limit, these personal belongings are considered have been abandoned.
 - d) Change the accommodation of the resident during the term of the stay only once max. and for serious reasons, in particular operational-technical reasons or to ensure efficient use of the accommodation capacity, but always for one bed in a room within the same dormitory, unless the accommodation provider and the resident agree otherwise. The accommodated person must be informed by the accommodation provider of the change of accommodation at least 14 days in advance. Upon change of the accommodation space within the meaning of this arrangement, the accommodation provider shall provide the accommodated person with a one-off discount in accordance with the Accommodation Agreement in the calendar month in which the accommodation was changed.
 - e) Accommodate a short-term student or a guest on an unoccupied bed of the dormitory. The resident is notified of this event via e-mail (without a guaranteed signature) at the university address, the consent of the resident is not required.
 - f) In case of emergency, terminate the Accommodation Agreement; in an absence of the student in the dormitory to move the dormitory according to emergency protocol.
 - g) Monitor buildings of the dormitories in order to protect the property and safety of persons pursuant to Act No. 101/2000 Coll., as amended, and in accordance with this Act, inform resident students about the location of the cameras.

(2) The landlord is obliged to:

- a) Provide the accommodated person with accommodation space by which is understood one bed in a room including its basic equipment (in the inventory list), in a condition suitable for proper use (that is in standard quality) and allow the accommodated person to use the common areas of the dormitory and outdoor sport and relaxation areas in the campus.
- b) Ensure that the accommodation is proper and undisturbed and functions within the rights associated with the accommodation, which means ensuring standard accommodation quality, including related services (ensuring heating, lighting, consistently removing defects in the accommodation area and throughout the whole accommodation facility).

Dormitory manager, or authorised persons authorized by him / her, are entitled to:

- a) Perform checks in rooms referred to in Article 9 (3) point q).
- b) In case of averting an imminent accident or other emergency, the accommodation provider is entitled to enter the accommodation without prior notice. The resident will be subsequently notified of this by the accommodation provider electronically via e-mail (without a guaranteed signature), to the e-mail address known to the accommodation provider.

(4) The landlord is also be obliged to:

- a) Ensure proper operation of the dormitory.
- b) Ensure proper operation of outdoor sport and relaxation areas in the dormitory area.
- c) Publish regulations and instructions relating to the accommodation and operation of the dormitory, as well as the operation of outdoor sport and relaxation areas on the SKM website and at other places usually used for that purpose, in particular on official boards of dormitories.
- d) Inform the occupant in advance of any important circumstances that affect the operation and conditions of accommodation, including accommodation-related services.
- e) Ensure compliance with the instructions of the KHS and other government bodies.
- f) Familiarise the accommodated person with the Accommodation Rules.

Article 11 Temporary provisions

If a reference is made to these Accommodation Rules in the Accommodation Agreement or other document using Roman numerals of the Articles, it is understood that the reference is made to Articles that are indicated by Arabic numerals with the same numerical value.

Article 12 Final Provisions

- (1) This Guideline repeals the Accommodation Rules of 24th of August 2015, as amended by later amendments.
- (2) This Guideline follows up the MU Directive governing the accommodation of students in MU's dormitories.
- (3) I instruct the Director of SKM to interpret the individual provisions of this Guideline.
- (4) This instruction belongs to the area of methodical management "Accommodation and Catering".
- (5) Monitoring of compliance with this instruction is performed by the Director of SKM.
- (6) This instruction comes into effect on the day of its publication.
- (7) This Guideline shall come into effect on 1st of September 2017.

In Brno, 22nd of June 2017

Naděžda Rozehnalová
Vice-Rector for Student Affairs