



Simone Testino <simone.testino@gmail.com>

Official Warning for Simone Testino FNWI-MA2-15416445

Juliette Geraedts - Gunning <juliette.geraedts-gunning@lievendekey.nl>

Tue, 19 Nov at
14:23

To: simone.testino@student.uva.nl <simone.testino@student.uva.nl>

Cc: UvA housing <housing-sts@uva.nl>, Bart Dorresteijn

<bart.dorresteijn@lievendekey.nl>, Mail Shortstay <Reservations@lievendekey.nl>, RA-team Plantage <teamplantage@gmail.com>

This is an official warning for Simone Testino,

A copy is sent to the UvA/HvA and your faculty (FNWI-MA2-15416445)

Hello Simone Testino,

It has come to my and the caretakers' attention that you have written an advertisement to sublet your room at Plantage Muidergracht 20 F6. This is strictly forbidden.

We have seen you have had 15 external keyfriends and a lot of 'visitors' indeed came over and used your apartment, the shared facilities and common areas, starting from August 16th 2024 till this day onwards and that you are not planning to quit subletting as we can read online at TripBFF and your own website as the advertisements are still online.

We want to emphasize the following.

It is mentioned in your contract, but I repeat it in this email: it is forbidden to sublet the rented property or to place an advertisement to sublet the rented property, in part or in full (including holiday rentals via, for example, Airbnb and couch surfing). In the event of a violation of this prohibition, the tenant will forfeit to the landlord an immediately due and payable fine of **€ 100 per day** with a maximum of € 10,000, without prejudice to the landlord's right to full compensation.

1.5. The Rented Property is intended for the accommodation of students or PhD students as specified in Section 274d, subsection 2 of Book 7 of the Netherlands Civil Code and Section 274e, subsection 2 of Book 7 of the Netherlands Civil Code. On termination of this Lease, the accommodation will again be rented out to a student or PhD student. Furthermore, the Rented Property is intended solely to serve as accommodation for the Tenant. The latter must personally occupy the Rented Property on a continuous basis. The Tenant is prohibited from offering all or part of the Rented Property and/or allow any third parties to occupy the Property. This also means the Tenant is expressly prohibited from offering or letting the Rented Property on websites (including, but not limited to, Airbnb and Couchsurfing). In the event of a violation of this prohibition, the Tenant will be required to pay the lessor an immediately due and payable fine of € 100 per day, subject to a maximum of € 10,000, notwithstanding the lessor's right to full compensation.

We will investigate the financial matter as soon as we have full access to all the information we need and will send you the fine.

Apart from this, we request you to come to our office Lieven de Key, [Hoogte Kadijk 179](#), to talk to me and the housing department from the UvA/HvA, within the next two weeks. We will send you an invitation for this meeting this week.

I trust that you will act upon receiving this email immediately and stop subletting your room as we speak. Take off all online advertisements today.

Please take this warning very seriously, the caretaker and I will be very vigilant and will ask other residents to also be vigilant about your subletting.

Best regards,

Juliette Geraedts - Gunning
Accountmanager Shortstay

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Woonstichting Lieven de Key

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