



**Decision No. 99 of 26/07/2024
on the amendment of the Framework Regulation governing the
accommodation in the UBB residence halls**

Considering the Babeş-Bolyai University Administrative Council Decision no. 10191/08.07.2024,

Considering the positive recommendation of the Committee on Regulations and Legal Affairs and the Committee for student social and cultural activities,

Pursuant to article 37 letter e) of the UBB Charter,

**the Babeş-Bolyai University Senate,
convened in an online meeting on 26 July 2024,
has decided:**

Art. I. The amendment of the Framework Regulation governing accommodation in UBB residence halls is hereby approved, as follows:

Art. 4 para. (4) is amended as follows:

(4) Senator and chancellor students who apply for accommodation will be allocated one accommodation place from the places allocated to CSUBB, after assessing their activity against a scoring grid, by decision of the CSUBB assembly. The student prefect will submit annually (at the beginning of each academic year) to the General Administrative Directorate - Social Service the list of students granted accommodation as well as the residence hall where they have been allocated a place; The list will be submitted by the student prefect following a decision of the CSUBB executive office and will be forwarded for approval to the University Accommodation Committee.

Art. 18 para. (8) letter c) is amended as follows:

c) Senator and chancellor students who apply for accommodation will be allocated one accommodation place from the places allocated to CSUBB, after assessing their activity against a scoring grid, by decision of the CSUBB assembly.



The student prefect will submit annually (at the beginning of each academic year) to the General Administrative Directorate - Social Service the list of students granted accommodation as well as the residence hall where they have been allocated a place; The list will be submitted by the student prefect following a decision of the CSUBB executive office and will be forwarded for approval to the University Accommodation Committee.

Art. 20 para. (4) letter a) is amended as follows:

(4) A 75% discount is available to:

a) student representatives (senators, chancellors, doctoral student representatives in CSUD); student members in national and international representative bodies, based on the lists put forward by the Student Prefect following a decision of the CSUBB executive office and approved by the University Accommodation Committee;

After Art. 21 para. (1) letter e), letter f) is introduced as follows:

f) Another representative of the higher education institution management, at the secretariat responsible for student relations.

Art. II. The Regulation, as amended and supplemented by this Decision, shall be republished.

President
Professor Florin Streteanu, PhD

Secretary
Anca Ghingheli



FRAMEWORK REGULATION GOVERNING THE ACCOMMODATION IN UBB STUDENT RESIDENCE HALLS

Amended and supplemented by Senate Decision No. 99/26.07.2024

Chapter I. General Provisions

Art. 1. Student residence halls are accommodation units owned, managed and used by Babeş-Bolyai University, which provide accommodation and study spaces for students. They are open for the duration of the entire academic year.

Art. 2. 1) Accommodation in student residence halls is available:

- a) at the beginning of each academic year on the basis of a written application, submitted to the secretariat of each faculty, or an online application;
- b) before the start of the summer break, subject to submitting an online application form managed by the UBB Student Council (hereinafter CSUBB);
- c) during the academic year, starting from the 15th day of the academic year, by submitting a personal application to the Social Service at the address social@ubbcluj.ro.

2) The personal application or online application form will include a section where the applicant may indicate the residence hall where they wish to be accommodated (maximum 3 options). The applicant shall expressly indicate their agreement or disagreement to be accommodated in a residence hall other than those specified in the application/form.

The applicant's choice of the residence hall where they wish to be accommodated is not a criterion for the allocation of accommodation.

Art. 3. The distribution of accommodation by faculties is approved by the University Accommodation Committee at the proposal of the General Administrative Directorate of the University and the students' prefect, in accordance with the regulations in force and



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taking into consideration the number of students with permanent residence outside Cluj-Napoca, as communicated by the faculties.

Art. 4. The allocation of accommodation places by faculties is determined by: accommodation available, i.e. the number of accommodation beds available in each residence hall;

1) enrolment figure for state funded full-time students, undergraduate and master's degree programmes, foreign students, Romanian state scholarship recipients and full-time doctoral students. This information will be reported annually, by the end of May, to the General Administrative Directorate of UBB - Social Service - by each Faculty/Institute for Doctoral Studies;

2) the number of foreign students will be reported annually, by the end of May, to the General Administrative Directorate of UBB - Social Service - by the UBB Centre for International Cooperation;

3) Senator and chancellor students who apply for accommodation will be allocated one accommodation place from the places allocated to CSUBB, after assessing their activity against a scoring grid, by decision of the CSUBB assembly. The student prefect will submit annually (at the beginning of each academic year) to the General Administrative Directorate - Social Service the list of students granted accommodation as well as the residence hall where they have been allocated a place;

The list will be submitted by the student prefect following a decision of the CSUBB executive office and will be forwarded for approval to the University Accommodation Committee.

4) the number of students who fall under the medical criteria/students with both parents deceased and students from orphanage or foster care.

Art. 5. 1) At the level of each faculty, a Committee for the allocation of accommodation places per faculty is established. The committee is responsible for considering all the applications for accommodation; compiling lists of students who will receive accommodation according to the accommodation criteria; submitting the lists to the General Administrative Directorate - Social Services - and to the residence hall



- administration at least two days before the accommodation process starts;
- 2) Faculties and their doctoral schools may swap or relinquish residence hall accommodation depending on the number of applications, subject to availability, within 15 calendar days of the start of the academic year as per Addendum 2.
 - 3) If a faculty is unable to fill the total number of accommodation places allocated for their students, it will submit the unused places to the General Administrative Directorate for reallocation to the other faculties in accordance with the duly approved procedure.
 - 3.1) The provisions of Art. 5 para. 3) shall apply only after all applications for transfer/exchange submitted by other faculties in accordance with Art. 5 para. 2 have been processed, beginning on the 16th calendar day after the start of the academic year;
 - 4) Students from other universities will be able to obtain accommodation in UBB residence halls based on agreements signed between the universities, which provide for reciprocal and countervailing accommodation arrangements.

Chapter II. Allocation of places in UBB residence halls

A. Criteria

- Art. 6.** 1) The distribution of accommodation places by specialisations will be made annually, in proportion to the number of state funded students enrolled in full-time education and international students who are scholarship recipients of the Romanian state.
- 2) The main criterion for the allocation of student accommodation is the student's performance in their academic activity and is defined by the previous year's overall average score, respectively the admission exam results for first year undergraduate and master's students.
 - 3) Faculties may establish additional criteria for the allocation of accommodation, in agreement with the Faculty Accommodation Allocation Committee, in compliance with this Regulation. The additional criteria will be disseminated through the official communication channels of the faculty prior to the allocation procedure. Students will submit the required supporting documents by the deadline set by the Faculty Accommodation Allocation Committee.



- 4) No exclusion criteria other than those stipulated in this Regulation may be applied.
- 5) The Faculties will establish criteria for the allocation of accommodation places for doctoral students, at the proposal of the Faculty Accommodation Allocation Committee.

B. Categories

Art. 7. Accommodation is available on an annual basis in student residence halls for:

- a) State funded students enrolled in full-time education who do not reside within 20 km from Cluj-Napoca, without exceeding the prescribed duration of the undergraduate, master's and doctoral degree programme;
- b) UBB employees, within the limit of available places, under the Regulation governing accommodation for UBB employees;
- c) Students with families, provided that both spouses are students enrolled in a full-time education programme who do not reside within 20 km from Cluj-Napoca. The accommodation of students with families will be provided by the faculty where one of the spouses is a student, subject to an agreement between faculties/universities, pursuant to art.5, point 2 and point 4;
- d) Students whose parent(s) has/have died, children who come from orphanages or foster care;
- e) Students with marked or severe functional limitations;
- f) The information pertaining to international students will be reported annually, by the end of May, to the General Administrative Directorate of UBB - Social Service - by the UBB Centre for International Cooperation/faculties at social@ubbcluj.ro;
- g) International students whose studies are funded (with or without a scholarship);
- h) Other student(s)/person(s), based on UBB collaboration agreements/contracts;
- i) Tuition students enrolled in full-time education who do not reside within 20 km from Cluj-Napoca, without exceeding the prescribed duration of the undergraduate, master's and doctoral degree programme;

Art. 8. 1) The categories of students enrolled in full-time education, receiving state funding whose applications are successfully resolved during the allocation of accommodation are as follows:



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- a) Students whose parents have died and those who come from orphanages or foster care;
- b) Students with marked or severe functional limitations, according to Law no. 448/2006;
- c) Student families (both spouses are students);
- d) Unmarried students who have dependent children and are living with them;
- e) International full-time students and doctoral students, Romanian state scholarship recipients;
- f) Romanian students from abroad with or without scholarship,

2) No other priority categories may be added under the internal regulations of the faculties.

Art. 9. 1) The remaining places after the priority categories indicated in Article 8 have been considered will be distributed to the other categories of students eligible for accommodation as follows:

- a) 90% of the total number of places according to the grade point average of the academic year prior to the accommodation date or the admission grade point average, for the first year of undergraduate and master's degrees.
- b) 10% of the total places according to the social and medical criteria. The Faculty Accommodation Allocation Committee will allocate this percentage to students who submit a social/medical case for consideration, subject to the number of applications submitted.

2) The accommodation places according to the performance criteria (grade point average) will be allocated first to students enrolled in state funded full-time education.

3) The ranking of equal averages will follow the criteria established by the Faculty Accommodation Allocation Committees. The tie-breaking criteria will be disseminated through the official communication channels of the faculty before the allocation procedure starts.

4) The social criteria apply to students whose family did not earn an average net monthly income per family member higher than the minimum wage per economy (or the guaranteed minimum income) in the three months preceding the start of the semester/academic year, calculated as an average of net income for the three months.

The application for accommodation shall be accompanied by identity documents of the applicant and their family members, income statements from the applicant and the



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applicant's parents or legal guardians, as well as supporting documents/certificates/pension slips of the legal guardians for the respective three months, statement of income from the use of agricultural land and, where applicable, certificates from the educational institution where the siblings are attending school, court decisions, death certificates of the legal guardians, marriage certificates.

5) The medical criteria applies to students who are registered in the records of the student clinic or the family doctor and certify with medical evidence issued by a specialist and endorsed by the latter that they suffer from one of the diseases listed in the Order of the Minister of National Education No. 3392/2017: 1) students with tuberculosis who are listed in medical unit records, 2) students suffering from diabetes, 3) malignant diseases, 4) severe malabsorption syndromes, 5) chronic renal failure, 6) asthma, 7) epilepsy, 8) congenital heart disease, 9) chronic hepatitis, 10) glaucoma, 11) severe myopia, 12) immunological diseases, 13) specialist-certified rare diseases 14) autism spectrum disorders, 15) haematological diseases (haemophilia, thalassaemia, etc.), 16) deafness, 17) cystic fibrosis, 18) students infected with HIV or AIDS, 19) students with locomotor disability, 20) ankylosing spondylitis, 21) rheumatoid arthritis, 22) with any other chronic diseases that the university senates may consider if certified by a specialist doctor and have completed a minimum of 40 credits in the previous academic year (excluding credits corresponding to the pedagogical module and foreign language, if not counted in the total of 30 credits provided for in the curricula).

6) It is recommended that if two or several students from the University, from different faculties or from the same faculty, are siblings and both are eligible for accommodation, they should be accommodated in the same residence hall/room when so requested. For this purpose, exchange/trade arrangements will be made between the Accommodation Allocation Committees of the respective faculties.

Art. 10. Students will forfeit their right to accommodation in UBB residence halls if they:

- a) have alienated their accommodation;
- b) have engaged in misconduct, breached their obligations under the tenancy agreement and have been banned from the residence hall during the previous academic year;
- c) are more than 30 days overdue on accommodation payments;



Art. 11. The residence hall administration committees and the residence hall administrators will compile a list of students who have committed breaches of the tenancy agreement, which will then be submitted to the UBB Social Service and the faculties by 25 July at the latest.

C. Residence hall accommodation

Art. 12. 1) The accommodation of students in residence halls is carried out by the residence hall administrator and the Residence Hall Accommodation Committee no later than three days before the beginning of the academic year, according to the lists submitted by the faculties, the Centre for International Cooperation and the General Administrative Directorate (including after the redistribution procedures), until the 15th calendar day, counting from the beginning of the academic year.

2) Accommodation of students in the residence halls is carried out by the residence hall administrator from the 16th calendar day after the beginning of the academic year according to the lists submitted by the Social Service and approved by the General Administrative Directorate - Social Service.

Art. 13. 1) Faculties may prepare and post the lists of the persons receiving accommodation in the UBB residence halls, using one of the following methods:

- a) Method 1 - the list of accommodation recipients is compiled in one phase, and the final list will be posted at least 9 calendar days before the beginning of the academic year;
- b) Method 2 - the lists of accommodation recipients are compiled in two phases:
 - b. 1) In the first phase, the list of recipients is posted between July 25 and August 10, and the term for the definitive version is 10 August at the latest. In this phase, accommodation will be allocated to the students enrolled in the faculty and to the students who have been successfully admitted in the July admission session.
 - b. 2) In the second phase, the definitive list of accommodation recipients is posted at least 9 calendar days before the beginning of the academic year. During this phase, accommodation places will be allocated to students admitted in the first year during the September admission session and to students enrolled in the faculty who were not allocated accommodation in the first phase, within the limit of available places.



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- 2) Faculties are required to establish, by the end of May, the method they opt for and to inform the UBB General Administrative Directorate - Social Service upon submitting the number of full-time state-funded students.
- 3) Faculties opting for the second method will allocate a minimum of 5% of the accommodation places in the second phase of the allocation of places.
- 4) Irrespective of how the accommodation lists are compiled, appeals must be submitted within 24 hours of the initial lists being posted, and the definitive version of these lists will be posted no later than 10 August or at least 9 calendar days before the start of the academic year, as applicable.
- 5) Students who, for any reason, decide to give up their accommodation must notify the Faculty Accommodation Allocation Committee or the Faculty Secretariat, and the accommodation places will be redistributed as provided for in this Regulation.

Art. 14. 1) The activity of providing accommodation will be monitored by the University Accommodation Allocation Committee.

2) In order to organise the lodging process, the residence hall Accommodation Committee will be on site at least three days before the actual start of the lodging process.

D. Accommodation schedule

Art. 15. Students are placed in residence halls during the three (3) days prior to the beginning of the academic year, depending on the year of study:

- I. Day one of accommodation - first year students are provided with accommodation;
- II. Day two of accommodation - second and third year students;
- III. Day three of accommodation - fourth year, master's and first to third year students who have not been able to arrive on the scheduled days.

Doctoral students may be accommodated on all 3 days.

For the redistribution period, the year of study is not taken into consideration.

E. Stages of accommodation - Documents provided



Art. 16. Accommodation of students in residence halls implies:

- a) Submission of the following documents:
 - Identity document or passport;
 - Copy of the identity document or passport;
 - supporting documents in order to be granted a free or discounted rate, as appropriate;
 - a photo in 3/4 format.
- b) Signing the tenancy agreement between Babeş-Bolyai University and the student;
- c) Payment of the accommodation fee for that month;
- d) Receipt of residence hall ID card;
- e) Completion of the room inventory according to the individual and collective delivery-receipt protocol.

F. Summer accommodation in residence halls

Art. 17. During the summer vacation for students, a few residence halls will operate as accommodation units. The UBB General Administrative Directorate will establish which residence halls stay open during the summer period, and the period they stay open, respectively. Accommodation will be provided in accordance with the fees approved by the Babeş-Bolyai University Senate.

Art.18. 1) The accommodation will be available at the rates applicable during the academic year for teaching staff, doctoral, master's and undergraduate students and other university employees.

Students will submit the required documents using an online form administered by the Babeş-Bolyai University Student Council (CSUBB). The lists of recipients will be posted using the official communication systems operated by CSUBB.

2) In order to be granted an accommodation place in the UBB residence halls, students will submit the following documents with their online application:

- a) Application form - available online (Addendum 2); This will also include the applicant's consent to accept the living conditions generated by the renovation, repair, sanitation, pest control and activities approved by the Babeş-Bolyai University management.



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- b) Supporting documents justifying the applicant's reason for applying for accommodation (required for the ranking of applicants); For students involved in traineeships, projects or other activities within the faculty for a fixed period during the summer break, the faculty secretariat/ teacher coordinator will prepare a list of all participants, specifying the name of the project and its running period.
- 3)
- a) The applications of students falling into the priority categories in accordance with Art. 8, who carry out activities during the summer period in accordance with art. 18, paragraph 2, point b), will be favourably resolved.
- b) The places available after the successful processing of the priorities referred to in art. 8 will be allocated to the other categories of students, ranked in accordance with the applicants' classification in the following categories:
1. students who participate in training programmes during the summer break as part of the mandatory training discipline in the curriculum of the specialisation being studied (this activity is attested by copy of the form indicated in art. 18, paragraph 2) b) enclosed with the application for accommodation);
 2. students conducting teaching and/or research activities during the summer break within the framework of projects run by the university, faculties or UBB research centres (attested by copy of the form indicated in art. 18, paragraph 2) b) or certificates issued by the respective structures in order to prove that they qualify in this category);
 3. international students enrolled at UBB, whose degree programme requires them to be present in Cluj-Napoca during the summer for teaching activities (certificates/forms issued by CCI/ faculties where they study must be enclosed in order to prove that they fall into this category, by explicitly listing the activities in question);
 4. students completing an internship (a copy of the internship agreement will be enclosed)
 5. students who are members of the admission panels (only during the admission period, proof of membership in the admission panels is provided by a copy of the form issued by the faculty in question);
 6. students who are members of the UBB Student Residence Halls and Cafeterias Administration Committee, students who are members of residence hall administration committees or other committees that carry out activities on behalf of the university during



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the summer (proof of eligibility will be provided by means of a form issued by the relevant structure);

7. students involved in volunteer activities which require their presence in Cluj- Napoca during the summer, at UBB, including students who are members of the Faculty Councils or associations listed in the UBB NGO Directory. Student volunteers who attend voluntary activities of student associations within UBB may be accommodated for the duration of these activities (proof of eligibility must be provided by a certificate issued by the UBB volunteer coordinator, by the legal representative of the association or by a copy of the form issued by the faculty secretariat listing the names of the student counsellors).

8. students working over the summer (a copy of the employment contract will be enclosed)

c) Senator and chancellor students who apply for accommodation will be allocated one accommodation place from the places allocated to CSUBB, after assessing their activity against a scoring grid, by decision of the CSUBB assembly. The student prefect will submit to the General Administrative Directorate - Social Service the list of students granted accommodation as well as the residence hall where they have been allocated a place; The list will be submitted by the student prefect following a decision of the CSUBB executive office and will be forwarded for approval to the University Accommodation Committee.

d) Students who fall into two or more priority categories will be provided with accommodation.

e) During the summer break there are no free/discount rates, except for senator and chancellor students who are entitled to a place in the UBB student residence halls.

Art. 19. Accommodation at summer rates (per month/day) is also available to other persons requesting accommodation during the summer vacation by submitting an application approved by the General Administrative Directorate.

Chapter III. Accommodation fees

Art. 20. 1) Accommodation fees are approved by the Babeş-Bolyai University Senate on an annual basis.

2) The following categories are eligible for free accommodation:



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- a) Students whose parent(s) has/have died, children who come from orphanages or foster care up to 26 years old;
 - b) international students and doctoral students who are Romanian state scholarship recipients and are accommodated in residence halls 1-6 and 16;
 - c) students (undergraduate and master's level), children of staff working in the education system, and children of retired staff in the education system, students from single-parent families, accommodated in residence halls 1-6 and 16;
 - d) volunteer students/employees of the Babeş-Bolyai University Directorate for Information Technology and Communications, who manage the operation and maintenance of the internet communication system, subject to the approved number of places;
 - e) CEEPUS scholars; other international students studying under inter-university or intergovernmental agreements providing for free accommodation;
 - f) Romanian students from abroad with or without scholarship, accommodated in residence halls 1-6 and 16.
- 3) A 50% discount is available to:
- a) international doctoral students and students receiving scholarships from the Romanian state or with intergovernmental, inter-university agreements, accommodated in residence halls 14, 17, A1-A4, Economica I, Economica II, Sport XXI, Theology I;
 - b) Romanian students (undergraduate and master's level), children of staff working in the education system, and children of retired staff in the education system, students from single-parent families, accommodated in residence halls 14, 17 A1-A4, Economica I, Economica II, Sport XXI, Theology I;
 - c) students with marked and severe functional limitations, upon request, under Law no. 448/2006.
 - d) Romanian students from abroad, with or without scholarship, accommodated in residence halls 14, 17, A1-A4, Economica I, Economica II, Sport XXI, Theology I;
- 4) A 75% discount is available to:
- a) students' representatives (senators, chancellors, doctoral students representatives in CSUD); students members in national and international representative bodies, based on the lists put forward by the Student Prefect following a decision of the CSUBB executive office and approved by the UBB Accommodation Allocation Committee;



Chapter IV. Accommodation allocation committees and their responsibilities

Art. 21. The university accommodation allocation committee is formed by:

- a) Vice-Rector responsible for student affairs - Chair;
- b) General Director;
- c) Head of Social Services;
- d) Prefect of Students;
- e) Deputy prefects of lines of study;
- f) Another representative of the higher education institution management, at the secretariat responsible for student relations.

Art. 22. 1) The faculty accommodation allocation committee is formed by:

- a) Dean or Vice-Dean for Student Affairs - Chair;
- b) Chief Secretary;
- c) Chancellor student;
- d) Senator Student(s);
- e) A student from the Faculty Council or from the Doctoral School Council.

2) If the chancellor student or a student senator is unable to attend the works of the committee, a student advisor from the same line of study will be appointed.

3) Other teachers and/or students may join the committee upon proposal of the committee members.

Art. 23. 1) The faculty accommodation allocation committee has the following responsibilities:

- a) to select the students who receive the accommodation places allocated to the faculty under this Regulation;
- b) to allocate accommodation only to students who are not listed in the form forwarded by the General Administrative Directorate - Social Service - and CACCS, which contains the names of students who have repeatedly or seriously violated the provisions of the Regulations in force.

2) The lists of students who have been allocated accommodation will be signed by the Faculty Accommodation Allocation Committee.



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- Art. 24.** 1) The accommodation committee per residence hall comprises a minimum of 5 members in residence halls 1-6, 17, Economica I, A1-A2, A3-A4, respectively a minimum of 7 members in residence halls 14, 16, Economica II, Sport XXI, Theology I;
- 2) Residence Hall Accommodation Committee members are appointed by Senator students in consultation with Chancellor students.
- 3) The Residence Hall Accommodation Committee is in office from the first day of accommodation until the 15th day of the academic year.

Chapter V. Other provisions

Art. 25. Students accommodated in residence halls who participate in international exchanges and student mobility under University agreements will be required to pay the residence hall rent for each month for the duration of their leave abroad, unless they waive their accommodation during their stay.

Art. 26. Activities providing services for students may be organised in the residence halls on a contractual basis with the University, provided that the accommodation spaces are not affected. The renting is made with the approval of the Vice-Rector in charge of student affairs, the General Administrative Directorate of the University and the Residence Hall Management Committee, according to the legal regulations in force.

Chapter VI. Penalties imposed

Art. 27. 1) For non-compliance with the provisions of this Regulation, the following penalties are applicable, depending on the offence:

- a) Verbal reprimand;
 - b) Written warning;
 - c) Removal from the residence hall for a period of one semester to one year;
 - d) Permanent exclusion from the residence hall for the duration of studies.
- 2) Penalties assigned according to points (a) and (b) will be carried out by the residence hall administrator and the residence hall management committee.



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- 3) The disciplinary measures referred to in point c will be enforced at the proposal of the Residence Hall Administration Committee with the notification of the Social Service and the faculty where the student is enrolled;
- 4) The disciplinary measures referred to in point d will be enforced by the Dean of the faculty where the offending student is enrolled at the proposal of the Residence Hall Accommodation Allocation Committee or the Residence Hall Administration Committee, subject to the approval of the campus officer.

Art. 28. 1) The decision to impose a disciplinary measure shall be taken within a maximum of three days following the report of the misconduct and the identification of the offender, and shall enter into force when the disciplinary measure is final.

- 2) The person in question must be summoned for a hearing.
- 3) The decision will be communicated to the penalised party, and the penalty will be filed in the student's records.
- 4) Students who alienate their accommodation or use their own ID card to accommodate other people will be banned from the residence halls and will automatically lose the accommodation right throughout their period of study.

Art. 29. Students who have been penalised have the right to appeal to the hierarchical authority above the one that penalised them against the decision within two days from the date of being informed of the decision. The appeals submitted by the penalised party shall be answered within three days of their submission, after hearing the CACCSUBB, the residence hall administrator, and the penalised party.

Final provisions

Art. 30. The tenancy agreement enclosed in Addendum 1 is an integral part of this Regulation.

Art. 31. This Regulation shall come into effect on the date of its adoption by the Babeş-Bolyai University of Cluj-Napoca Senate.



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BABES-BOLYAI TUDOMÁNYEGYETEM
BABES-BOLYAI UNIVERSITÄT
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Art. 32. Any provisions to the contrary contained in University regulations shall be repealed with effect on the date this Regulation enters into force.



Addendum 1

TENANCY AGREEMENT

No. _____ of

Art. 1. PARTIES

1.1. **Babeş-Bolyai University**, located in Cluj-Napoca 400084 1 Mihail Kogălniceanu Street, represented by Rector Professor Daniel David, PhD, as **landlord**

and

1.2¹ _____, son/daughter of _____ and of _____, student at the Faculty of _____, year _____, residing in (city) _____, address _____, county _____, ID card serial no. _____, issued by _____ at (date) _____, National Identification Number _____, phone _____, email _____ as tenant.

1.2.1. Student accommodation according to subsidy:

- a. Romanian student (undergraduate, master's level)/ student from EU or EEA, CH countries/ Romanian grant holder international student without scholarship;
- b. Romanian student (undergraduate, master's level) child of staff working in the education system or retired from the education system/ student from a single-parent family;
- c. Romanian student orphaned by one or both parents; student from orphanage or family placement; student who is a CEEPUS scholarship recipient;
- d. international student/doctoral student with a scholarship from the Romanian state, with scholarship/ Romanian student from abroad with and without scholarship/ international student with intergovernmental, inter-university agreements, etc.;
- e. international students with inter-governmental, inter-university agreements, etc. for whom the university must ensure accommodation under the same conditions as for the

¹ Personal data will be filled out with a pen or fountain pen, without modifications, under statutory declaration, and will be verified by the administrator at the time of renting out the room with the related facilities and amenities.



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Romanian students;

f. international student of Romanian origin/ international student of Romanian descent/
Romanian student residing abroad;

g. international student with inter-university, inter-departments agreements, mobility
programmes (Erasmus, Atlantis, Tempus, DAAD, Fulbright, etc.)

h. other forms of higher education (doctoral student/postdoctoral student)/ other
categories (UBB employees, UBB collaborators, etc.);

i. international self-funded non-EU student;

j. disabled student.

Art. 2. PUROPSE OF THE AGREEMENT

2.1. The object of the agreement is the rental, during the academic year, of a place in the residence hall _____, located at the address in Cluj-Napoca, of the facilities and shared premises, of the equipment listed in the inventory, property of the Babeș-Bolyai University, according to the delivery and acceptance protocol drawn up upon accommodation and the other addenda to this agreement. In order to make the accommodation more efficient throughout the academic year, the tenant may be moved to another room of the same residence hall;

Art. 3. AGREEMENT TERM

3.1. The rental term is from _ to _, according to the structure of the academic year.

Art. 4. AGREEMENT VALUE

4.1. The accommodation/place/month rate is _ lei.

4.2. The rent will be paid monthly, in advance, for the following month, no later than the last working day of the current month. To the extent that within one month, the actual use of the accommodation by the tenant extends over a period of 15 days or less, they will pay 50% of the full accommodation rate for a month, and if the use of the accommodation extends for 15 days or more, the tenant will pay the full accommodation rate for one month.

4.3. In case of overdue payments, the landlord will charge a penalty of 0.05% for each day of delay. After 30 days of overdue rent, the tenant's lease will be forfeited and



the student will be evicted from the residence hall and the amounts due will be recovered.

4.4. The landlord does not charge a residence hall reserve fund and internet network maintenance fee.

Art. 5. RIGHTS AND OBLIGATIONS OF THE PARTIES

5.1. The landlord has the following rights and obligations:

Rights:

5.1.1. To check how the tenant maintains the rented room, the assets provided and the shared areas of the residence hall.

5.1.2. To reclaim the damage costs as soon as the damage to the room or its contents or missing items is noticed, as well as in the shared areas, by charging a reasonable fee in respect of such damage and/or missing items as well as the installation charge.

5.1.3. To collect the rent on a monthly basis, to issue a residence hall card and to endorse it on a monthly basis, to provide all the documents required to register as a resident with the district police throughout the duration of the agreement.

5.1.4. To demand, through the security officer, the tenant who has visitors to make sure they leave the halls no later than 23:00 hours.

Obligations:

5.1.5. To provide a room with all facilities and assets in accordance with the delivery-receipt protocol, in a condition corresponding to the purpose of use.

5.1.6. To provide adequate conditions for living and studying in the space provided.

5.1.7. To permanently ensure the cleanliness of the shared areas in the halls (hallways, offices, reading rooms, stairways, shared bathrooms) and in all residence hall-related areas.

5.1.8. To provide the maintenance and repair work necessary for using the shared areas of the halls.

5.1.9. To provide security service in the halls through the employed security staff, the necessary facilities and amenities in order to comply with the hygienic-sanitary norms and the safety rules for fires.

5.1.10. To provide a weekly change of bed linen.



5.2. The tenant has the following rights and obligations:

Rights:

- 52.1. To rent the room with the equipment specified in the lease in a habitable and suitable condition, according to the delivery and acceptance protocol.
- 52.2. To use the assets and facilities provided by the halls, as well as the electrical and sanitary installations.
- 52.3. To place posters and announcements in specially provided areas (display boards) only after obtaining the approval of the General Administrative Directorate of UBB.
- 52.4. To live in the room they have been allocated by the accommodation services.
- 52.5. To receive visitors during the visiting schedule

Obligations:

- 52.6. To pay the rent in full and on time for the accommodation in the residence halls.
- 52.7. To pay rent throughout the period they participate, through University agreements, in international exchanges and student mobilities, if they do not vacate the room.
- 52.8. To properly use the facilities and assets provided, the electrical and sanitary installations provided, and, upon termination of contract, to return them in accordance with the individual and collective delivery-receipt protocol from the date of conclusion of the contract.
- 52.9. To be liable for any damage to the room or its contents or missing items, as well as in the shared areas. Material damage will be covered personally by the persons responsible for causing it.
- 52.10. To make no modifications altering the appearance of the room, any installations, or shared areas and to not change their use for other purpose than accommodation.
- 52.11. To not use the room, shared areas, or the premises of the student complex for commercial activities.
- 52.12. To not sublet the room or alienate the accommodation.
- 52.13. To declare any vacancies in the room.
- 52.14. To notify the residence hall administration no later than 15 days before their leaving should they give up the accommodation in the residence halls.



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- 52.15. To comply with the rules for entering the residence halls, the hygienic-sanitary norms, and the fire prevention and protection rules.
- 52.16. When using the lift, (where applicable) they have the obligation to strictly observe the instructions of use displayed in the lift cabin.
- 52.17. To ensure the room is tidied up and clean, to not throw out the window and to not deposit household waste in the shared areas of the halls; each tenant will take the household waste to the garbage bin provided outside the halls.
- 52.18. To not store or hang personal items or food on the window sill or around the window area.
- 52.19. To adopt a civilized attire and behaviour, to respect the moral norms and university ethics, to communicate with the halls committee, and to take attitude towards any lack of discipline committed in the residence halls.
- 52.20. To keep the peace and public order, to not organize parties, meetings, etc. in the room and in the shared areas of the halls. To not introduce or consume alcoholic beverages, drugs, or psychotropic substances in the perimeter of the student complex or in the halls.
- 52.21. To notify the administration and signal in the special purpose register any malfunctions or the need for maintenance, in order to remedy them.
- 52.22. Do not use appliances or other electrical heating or cooking appliances (radiators, stoves, grills, etc.) in the living spaces.
- 52.23. To not bring or keep animals in the halls.
- 52.24. To not gamble in the halls.
- 52.25. To present their ID and to allow the access of authorized persons from the University to inspect the halls, in order to ascertain the compliance with the terms of the agreement; of police and security personnel.
- 52.26. To comply with the visiting schedule in the halls, no later than 23:00 hours. If the visitor does not leave the dormitory until 23:00 hours, the tenant who received the visitor will be sanctioned according to the Rules for the organization and operation of student halls.
- 52.27. To use the access key/tag/card to the room/residence hall only for the term of the tenancy agreement, after which they will return it to the administrator. If they do not return it, they will have to pay its full cost.



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- 5.2.28. To comply with the regulation for setting up and operating the communication network (internet, cable TV).
- 5.2.29. To comply with the regulation for setting up and operating the student laundries.
- 5.2.30. To comply with the internal regulations of the residence halls.
- 5.2.31. To comply with the regulatory framework for accommodation and any other applicable legal and internal regulations.

Art. 6. CONTRACTUAL LIABILITY

- 6.1. In the event of non-compliance with the obligations of the contract, the tenant will be sanctioned, commensurate with the gravity of the facts, as follows:
- a) verbal reprimand;
 - b) written reprimand;
 - c) ban from the halls for a period ranging from one semester to one year;
 - d) permanent eviction and loss of the accommodation right throughout their studies.
- 6.2. The imposition of sanctions provided in the previous point will be established in accordance with the competencies, conditions, and terms provided by art. 44-46 of the Rules for the organisation and operation of student residence halls.
- 6.3. Students who alienate their accommodation or use their own ID card to accommodate other people will be banned from the halls and will automatically lose the accommodation right throughout their studies.
- 6.4. The repairing costs of the damage caused in the residence halls and the inventory listed in the individual and collective delivery-receipt protocol will be covered personally by the persons responsible for causing it, and in case of non-compliance with the obligation to repair the damage, the tenant will be evicted.
- 6.5. The residence hall administrator will keep an accurate record of sanctioned students.
- 6.6. The agreement cannot be used to apply for permanent residence in Cluj-Napoca.

Art. 7. FINAL PROVISIONS



SENATE

1 M. Kogălniceanu Street
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Tel.: 0264-40.53.00
Fax: 0264-59.19.06
contact@ubbcluj.ro
www.ubbcluj.ro

7.1. Upon termination of the contractual term, the tenant is required to leave the room and the property in the condition in which it was received, according to the delivery-receipt protocol.

7.2. The final year students/expelled students/withdrawing students (undergraduate, master's and doctoral level) will have all outstanding amounts owed for any charges incurred during their stay in the student residence halls, as well as the equivalent of any damages caused and not paid by them, recorded in the student's checkout form.

7.3. Depending on the evolution of the SARS-CoV-2 virus and any other factual or statutory constraints pertaining to the pandemic, the landlord reserves the right to unilaterally change the object of the lease and may unilaterally terminate the contract.

7.4. Throughout the period of restrictions imposed by the COVID19 pandemic, the object of the lease is , the tenant irrevocably agrees that, as soon as the concrete circumstances allow, they will accept the relocation to the assigned residence hall place, respectively .

7.5. This contract will be carried out in accordance with all measures established at national level by epidemiological regulations during the COVID-19 pandemic. Compliance with these measures will be carried out in accordance with Addendum 4 to this agreement.

7.6. The tenancy agreement includes addenda as an integral part of it. The addenda may be supplemented/amended during the term of the lease, depending on changes to the contractual terms.

This agreement was concluded in accordance with and is supplemented with the legal and internal provisions in force, in particular: National education law no. 1/2011, Law no. 287/2009 on the Civil Code, the Regulation on accommodation in student residence halls approved by the Senate of Babeş-Bolyai University, Decision of the Senate of Babeş-Bolyai University regarding lease rates and fees, Ordinance no. 97/2005 regarding the evidence, domicile, residence, and identity documents of Romanian citizens, Law no. 349/2002 for preventing and combating the effects of tobacco consumption, Law 448/2006 on the protection and promotion of the rights of persons with disabilities, Law no. 307/2006 on fire safety.



UNIVERSITATEA BABES-BOLYAI
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This agreement was signed on behalf of the owner by the administrator of the residence hall, based on the Rector's Decision of .

Signed in 2 (two) copies, one for each party, today, .

LANDLORD,

TENANT,



UNIVERSITATEA BABEŞ-BOLYAI
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Addendum 2

Agreement
for the cession of student accommodation in the residence halls of
Babeş-Bolyai University for the 202_ - 202_ academic year between
the Faculty of _and the Faculty of_

The Faculty of _____ hereby undertakes to provide ___ accommodation **place(s)** in the **Residence Hall** _____ of the Faculty of _____ for the purpose of student accommodation.

In turn, the Faculty of ___ is also providing the Faculty of _____ accommodation **place(s)** in **Residence Hall** ___ for the purpose of student accommodation.

The Accommodation Allocation Committee
Faculty of _____

The Accommodation Allocation Committee
Faculty of _____
