

Instruction additional (service) costs procedure Huurcommissie

We advise (former) residents of the landlord Marcel van Hooijdonk to start a case with the Huurcommissie (Rent Commission) about the service costs in the years 2020 and 2021. Your landlord does not account for the fees. Some residents on the Duivendrechtsekade raised this issue and won their case at the Huurcommissie. Van Hooijdonk did not respond in these cases and must refund up to €1,400. New cases may go differently, but the chances of winning are very high.

!WOON can support you, no costs involved. First submit the request yourself no later than 30 June to the Rent Commission. After that, you cannot start a procedure for 2020, you still can for 2021.

What do you need / what do you need to know:

- Digital ID [Digid](#)
- Copy of rental contract in PDF format
- Copy of our objection/request to the landlord for the settlement of service costs 2020 and 2020 (you can use the PDF file below this post)
- 25 euros fees per procedure. If you win, pretty sure, you will get that money back.
- You can start one procedure per year. So 1 for 2020 and 1 for 2021 if you also lived (partly) on Duivendrechtsekade or Tournairestraat that year.
- If you fill in the form, you can register us (!WOON team flexhuren, flexhuren@wooninfo.nl) as authorised representative. We can then look into the case and also do the hearing at the Huurcommissie and afterwards and reclaim overpaid service charges.
- The landlord cannot terminate a permanent or temporary contract because the tenant has gone to the Rent Commission.
- The landlord can go to court if he disagrees with the Rent Commission's decision. We will then assist you with a lawyer from our legal fund.
- Our help will cost you nothing.

Questions?

Send a mail to flexhuren@wooninfo.nl

How to start proceedings at the rent assessment commission:

- Log in with your Digid to [the Huurcommissie customer portal](#): and start a procedure settlement of service costs (on behalf of tenant and No, I am the tenant myself). On the page Can you submit a request? Click the following: Yes, Yes, Yes, Yes, Yes, Yes, No
- Enter !WOON as authorised representative (!WOON team flexhuren, NZ Voorburgwal 32, 1012 RZ, Amsterdam. Tel 020 5230 100, flexhuren@wooninfo.nl). Preference: Digital



- **At landlord enter: Stichting Volkshuisvesting Utrecht, Weverstedehof 12a 3431HR Nieuwegein, phone number: 00000000000 (or possibly other address if it is on your contract)** Bij beheerder vul je in : van der Huizen Vastgoedbeheer, postbus 12027, 3501AA Utrecht, 085-5802970
- When adding request financial statements, you can attach the following mail (you can use pdf version [from this page](#))

Jeroen Koster

Van: Jeroen Koster
Verzonden: woensdag 31 mei 2023 10:58
Aan: jos@vanderhuizen.com; administratie@vanderhuizen.com; Info VanDerHuizen
Onderwerp: Duivendrechtsekade 42 Amsterdam

Geachte heer Zijlmans,

Tot ons kantoor in Oost hebben zich meerdere (ex) huurders uit het complex aan de Duivendrechtse kade 42 in Amsterdam inzake het uitblijven van de afrekeningen servicekosten. Zowel 2020 als 2021 heeft u niet afgerekend en had u als verhuurder al lang dienen af te rekenen. Ook het jaar 2022 dient u voor 1 juli aanstaande af te rekenen. Overigens heeft u ook eerdere jaren nooit afgerekend.

Mocht een afrekening uitblijven/ dan wel vragen oproepen, dan zullen wij huurders adviseren zich tot de Huurcommissie te wenden en om een uitspraak te vragen.

Hoogachtend,

Jeroen Koster,
Teamleider team Oost/Diemen 020 5230150
Zuidoost/ i230170
i695369

Werkdagen: di, wo, do en



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- Enter in the notes: please treat the cases in this property bundled.
- As a final step, you have to pay €25. You will get that back if you win the case.
- Repeat for the other year if you want to reclaim both 2020 and 2021 costs