

# Instructions for the estate of a deceased tenant

Following the death of a tenant, the tenancy agreement is transferred to the estate, and the tenancy continues, resulting in expenses for the estate.

To terminate the tenancy agreement, we kindly ask you to provide the following documents:

1. **The power of attorney authorizing one person to manage the affairs of the estate.**
2. **A notice of termination of the tenancy.**

Additionally, **we require an extract showing the date of death and the shareholders of the estate.** This can be ordered from the Digital and Population Data Services Agency (Digi- ja väestötietovirasto). It may take some time to receive this document, so it can be submitted at a later date.

## Important information

- The estate is subject to the regular termination notice period defined by the Finnish Act on Residential Leases, which is **one (1) month from the end of the month in which the notice is given.**
- **The notice of termination must be signed by all shareholders of the estate, or one authorized person with a power of attorney signed by all shareholders.**
- **The following attachments must be submitted along with the notice of termination:**
  - An extract or a family relationship certificate showing the date of death and the shareholders



Kiinteistö Oy M2-Kodit  
m2.asiakaspalvelu@ysaatio.fi  
09 7742 5500  
m2kodit.fi

- Contact details of the person authorized to handle the affairs of the estate
  - Bank account details of the estate (the deceased's account) for the return of a possible security deposit
- **It is the responsibility of the estate to empty and clean the apartment.** If this is handled by the landlord, **a written authorization is required for the removal and disposal of belongings. The costs will be invoiced to the estate.** The landlord may grant access to the apartment to the estate's authorized person via a maintenance company. Any such callouts will be charged to the estate.
- The estate may pay rent for the notice period from the deceased's account, even if the estate inventory deed (perunkirjoitus) has not yet been completed. **Please note that any housing allowance ends on the date of death.** The rent for the notice period is a legitimate expense for the estate.
- If the estate lacks sufficient funds to cover the rent or other expenses, **please notify us at [m2.asiakaspalvelu@ysaatio.fi](mailto:m2.asiakaspalvelu@ysaatio.fi).** If the estate is declared insolvent in the estate inventory deed, a copy of the deed must be sent to M2-Kodit as soon as possible.



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