

## **SETTLEMENT FOLLOWING DECISIONS OR SETTLEMENTS MADE BY THE RENT DISPUTES TRIBUNAL (HTU)**

If the HTU's decisions are not brought before the Court of Arbitration, such decisions will be binding on all the parties involved. A settlement is binding on the parties as soon as it has been made. If one party has been ordered to undertake an action or made a payment, the party concerned shall comply with this obligation within a fixed compliance deadline.

### **Compliance deadlines**

Compliance deadlines are determined when decisions or settlements are made. Normally the deadline for compliance with the Rent Disputes Tribunal's decisions is two weeks from the date on which the decision in question was notified to the parties involved.

### **How is settlement made?**

The parties are responsible for undertaking settlement. If the HTU has found in favour of a landlord in respect of a monetary claim, the landlord can present a claim for payment from a deposit after the decision has been made binding (final and enforceable). Otherwise whichever party has been ordered to carry out an action or to make a payment shall ensure that such is done by the deadline without being encouraged to do so.

### **Offsetting payments**

If two parties have been ordered to make a payment to each other, such payments can be offset against each other. The parties' claims will then have been settled, provided that they cover each other.

### **What happens if settlement is not made voluntarily?**

If settlement is not made by the deadline, then whoever the decision or settlement falls in favour of can request legal enforcement by the bailiff. In large towns the bailiff is tasked with undertaking the duties of an enforcement officer. Outside large towns the *Lensmann* acts as the enforcement officer. Cf. [www.politiet.no](http://www.politiet.no).

### **Interest**

If one of the parties in a decision or settlement has been ordered to pay statutory interest on overdue payments, the parties involved shall be responsible for calculating the amount in question. In the event of enforced collection, it is possible that the enforcement officer will be able to assist with this. Under Section 3 of the

Norwegian Act relating to Interest on Overdue Payments, interest rates may be amended on 1 January and 1 July each year. It is easy to calculate interest by using an interest calculator. You can find a link to an interest calculator under the main heading "Calculators" on the Rent Disputes Tribunal's website at [www.htu.no](http://www.htu.no).

**Do you have any questions?**

Please contact us at the HTU by phone or e-mail. Cf. [www.htu.no](http://www.htu.no).