

# Who should pay to fix a broken boiler?



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Q. When the boiler in my house malfunctioned, my lessor told me that I had to pay for repairs to the boiler.

So, I had it done at my own expense.

In this situation, is it the responsibility of the lessee to repair the boiler?



A. The lessor must pay for repairs.

During the valid period of the lease contract in effect, the lessor bears responsibility for maintaining the property in a condition that is suitable for occupancy and generating profits.

In a leased house, the boiler is essential equipment for using the property and generating profits.

Therefore, the lessor is obligated to repair it.



## Responsibility of the lessor

- ✎ When a defect occurs in a leased house, the lessor is responsible for repairing it and returning it to a normal state, so that the lessee can use it.
- ✎ However, the cost of fixing minor defects or purchasing replaceable components should be covered by the lessee.



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## When the lessor refuses to provide repairs

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- ✎ After repairing the defect, the lessee can claim a reimbursement of expense to the lessor.
- ✎ Moreover, the lessee can terminate the contract and claim the return of the deposit from the lessor. The lessee can also seek compensation from the lessor for losses incurred due to defects in the leased house, losses incurred while performing repairs, and losses due to terminating the lease contract.

\*Source: 100 Q&A for Easy to Find, Practical Law ([www.easylaw.go.kr](http://www.easylaw.go.kr))

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