

Van: [redacted]@middendelfland.nl>

Verzonden: 29-07-2025 13:49

Aan: [redacted]@gmail.com

Onderwerp: Re: Question Regarding Enforcement of Wgv in Case of Unlawful EPV Charges

Dear [redacted]

I am writing you regarding your e-mail about the enforcement of the 'Wet Goed Verhuurderschap' in our municipality.

In the following e-mail i will provide you with instructions regarding your questions.

When tenants experience problems with their home, rent, or landlord, they can report this to our contact point Unwanted Rental Behaviour (meldpunt ongewenst verhuurbedrag). The municipality works together with a assigned rental team (huurteam) for this purpose. This rental team will process your report and provide you with advice. You do not have to pay any fees for this service.

You can find more information about the reporting centre and also the link for filing a report via a report form (meldingsformulier) on the following page:

[Meldpunt ongewenst verhuurbedrag | Gemeente Midden-Delfland](#)

After filing a report via the link on the webpage, the rental team will contact you.

You can find more information on the rental team on the following website:

[Huurproblemen in Midden-Delfland? Vraag Het Huurteam - Het Huurteam](#)

You can also contact the rental team by phone via the following phonenumber: 085 - 273 49 33.

I hope this e-mail has provided you with sufficient information regarding your questions. If you have any more questions you contact me via the e-mail adress connected to this e-mail.

Kind regards,

[redacted signature]



Anna van Raesfeltstraat 37 | 2636 HX Schipluiden

T: (015) 380 41 11 of M: [redacted]

Werkdagen: [redacted]

Cittaslow Midden- Delfland

Meer weten? www.middendelfland.nl

[Disclaimer](#)

-----Oorspronkelijk bericht-----

Van: [REDACTED] <[REDACTED]@gmail.com>

Verzonden: donderdag 10 juli 2025 18:42

Onderwerp: Question Regarding Enforcement of Wgv in Case of Unlawful EPV Charges

Let op: Deze e-mail is afkomstig van buiten de organisatie. Klik niet op links en open geen bijlagen, tenzij u de afzender herkent en weet dat de inhoud veilig is.

Dear Madam/Sir,

I am writing regarding the enforcement of the Wet goed verhuurderschap (Good Landlordship Act) in situations where tenants are charged monthly Energy-Performance Fees (EPV) without receiving the legally required certified documentation and annual performance statements.

According to the regulations, landlords must provide tenants with transparent, verifiable documentation justifying these charges. Without these documents, continued charging of EPV constitutes an illegal practice under the Wet goed verhuurderschap. This is especially concerning when landlord agents, who have previously received warnings for intimidation and unlawful fee charges, persist in these violations despite enforcement efforts.

Could you please clarify how your municipality investigates and enforces compliance in such cases? Specifically, what kinds of enforcement measures - such as warnings, fines, or orders for reimbursement - are typically applied, and are there established procedures or timelines for issuing enforcement penalties like a dwangsom?

Thank you for your assistance. I look forward to your response.

Kind regards,

[REDACTED]

Toelichting grondslagen

In dit document kunt u secties vinden die onleesbaar zijn gemaakt. Deze informatie is achterwege gelaten op basis van de Wet open overheid (Woo). De letter die hierbij is vermeld correspondeert met de bijbehorende grondslag in onderstaand overzicht.

J Art. 5.1 lid 2 sub e

Het belang van de openbaarmaking van deze informatie weegt niet op tegen het belang van de eerbiediging van de persoonlijke levenssfeer van betrokkenen