

M. Langendorf In den Hagenbuchen 8 4144 Arlesheim

Einschreiben

Futuro Immobilien AG
Postplatz 1
4144 Arlesheim

Arlesheim 11.03.2013

Zimmertemperaturen-Dachwohnung In den Hagenbuchen 8 Arlesheim

Sehr geehrte Frau Oesch,

Da ich Sie telefonisch nicht erreichen kann und die versprochenen Rückrufe nicht eingehalten werden, möchte ich Ihnen folgendes schriftlich mitteilen:

Seit Winter 2011 /2013 habe ich in meiner 3 1/2 Zimmer Dachwohnung in den Hagenbuchen 8 Arlesheim Zimmertemperaturen von 15 -18 Grad Celsius.

Als Mieter habe ich Rechtsanspruch auf eine Durchschnittstemperatur in allen Räumen von 20 – 21 Grad Celsius.

Im Winter 2011/12 habe ich mehrmals darauf hingewiesen, dass ich friere(Herrn Engelberger) aber leider ohne Erfolg.

Anfangs Winter 2012/2013 habe ich Sie Frau Oesch darüber informiert und mir wurde jedes Mal versprochen, dass Sie sich darum kümmern werden.

Nun wir haben jetzt März 2013 und ich friere immer noch. Die Firma AUVOBA hat dies mit der Auflistung der Temperaturen (14 Tage Messungen vom 11.02.13 - 26.02.13) in meiner Wohnung bestätigt.

Nach Absprache mit der Schlichtungsstelle Basel-Land Liestal, gebe ich Ihnen nun nochmals eine Frist bis Ende März 2013 diesen Mangel zu beheben.

Ich möchte Sie in Kenntnis setzen, dass falls diese Frist wieder Erfolglos sein sollte, ich den Mietzins in Zukunft auf ein Speerkonto der Basellandschaftlichen Kantonalbank einbezahlen werde.

Als Mieter habe ich ein Rechtsanspruch, dass der Vermieter das Mietobjekt angemessen heizt.

M. Langendorf In den Hagenbuchen 8 4144 Arlesheim

Leider war dies nicht der Fall. Daher behalte ich mir vor eine Mietzinsreduktion für die letzten 2 Jahre einzufordern.

Ich hoffe, dass Sie diesen Mangel nun endlich beheben werden.

Mit freundlichen Grüßen

M. Langendorf

A handwritten signature in black ink, appearing to read 'M. Langendorf', with a stylized, flowing script.



AUVOBA
WERNER VOGEL

Austrocknungen aller Art
Wasserschadenssanierungen
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Leckortungen
Geruchsneutralisationen

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CHE-108 473 762 MWST

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Frau Oesch
Postplatz 1
4144 Arlesheim

Reinach, 4. März 2013
av

KURZ-BERICHT betreffend Wohnung Langendorf, In den Hagenbuchen 8, 4144 Arlesheim

Sehr geehrte Frau Oesch

Hier wie besprochen ein kurzer Bericht zum oben erwähnten Objekt.

Als Beilage erhalten Sie die Auswertungen der beiden Thermohygrographen, die im Bad-WC und im Kinderzimmer (Ost) vom 11. Februar bis zum 26. Februar 2013 die Temperatur und die relative Luftfeuchtigkeit aufzeichneten.

Im Estrich ist das Dach nicht isoliert, dadurch ist es sehr kalt. Der Boden ist mit einem Zementüberzug versehen.

In der Hoffnung, Ihnen mit diesen Angaben gedient zu haben, grüssen wir Sie

Freundlich
AUVOBA
Werner Vogel

Kopie: - Hr. Langendorf

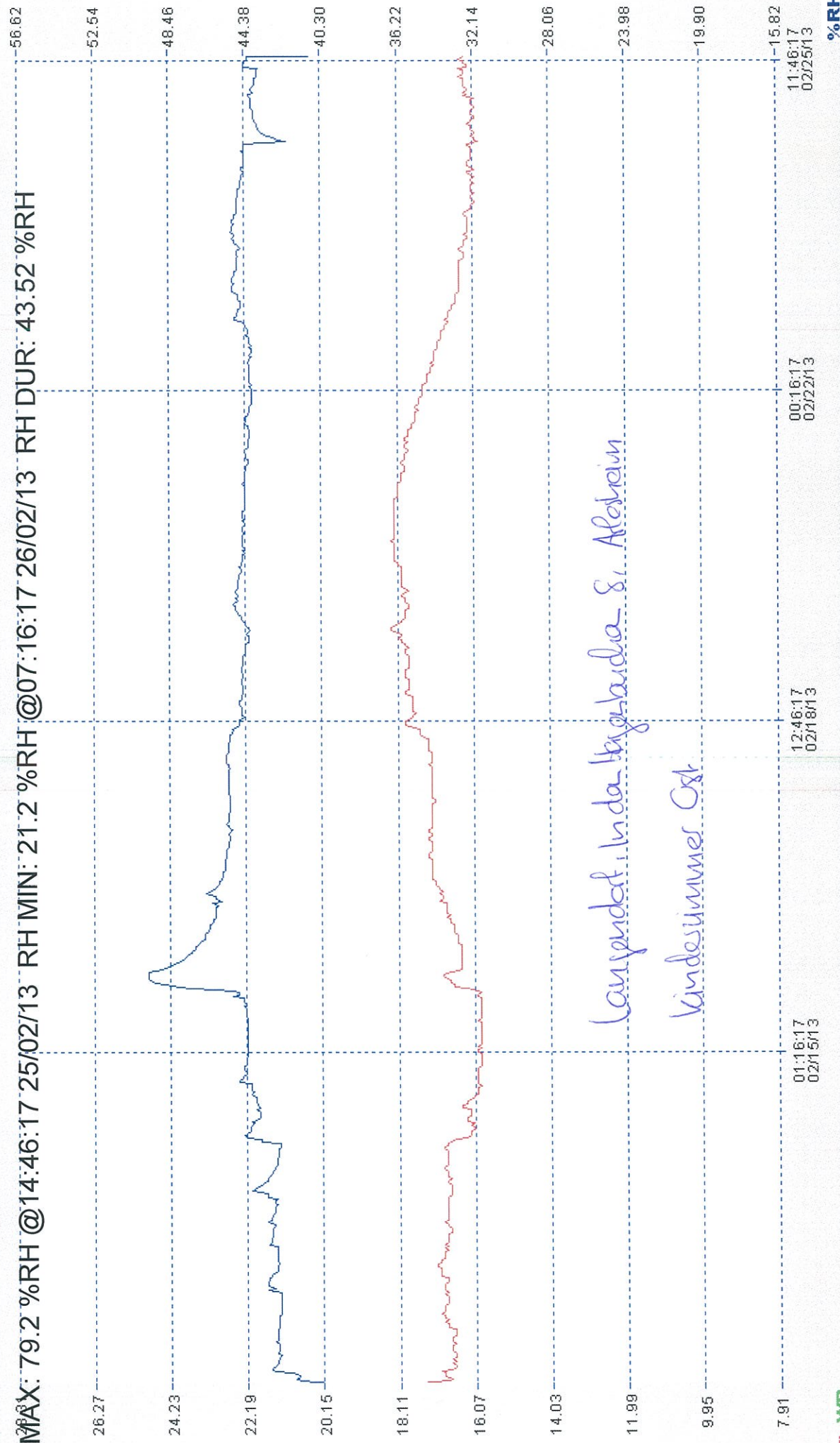
Test Bericht

Startzeit: 11/02/13 12:46:17 Endzeit: 26/02/13 11:46:17 Abtastrate: 1800sekunde Daten Nr.: 719

Temp Alarm HI: 25 °C Temp Alarm Low: 15 °C RH Alarm HI: 80 %RH RH Alarm Low: 30 %RH

Temp MAX: 24.5 °C @20:16:17 25/02/13 Temp MIN: 14.5 °C @17:46:17 25/02/13 Temp DUR: 17.27 °C

RH MAX: 79.2 %RH @14:46:17 25/02/13 RH MIN: 21.2 %RH @07:16:17 26/02/13 RH DUR: 43.52 %RH



>>Startzeit: 11/02/13 12:46:17 Endzeit: 26/02/13 11:46:17

>>Abtastezeit: 1800sekunde

>>Dat.Nr.: 719

>>Temp Alarm HI: 25 °C Temp Alarm Low: 15 °C

>>RH Alarm HI: 80 %RH RH Alarm Low: 30 %RH

>>Temp MAX: 24.5 °C @20:16:17 25/02/13 Temp MIN: 14.5 °C @17:46:17 25/02/13 Temp DUR: 17.

>>RH MAX: 79.2 %RH @14:46:17 25/02/13 RH MIN: 21.2 %RH @07:16:17 26/02/13 RH DUR: 43.52 %

>>Temperatur Unit:Celsius

Nr.	Temp	%RH	WB	Zeit	
1	24.5	31.3	15.5	11-02-13/12:46:17	im Fahrzeug
2	20.1	40.7	13.3	11-02-13/13:16:17	
3	17.6	39.9	11.3	11-02-13/13:46:17	
4	16.8	41.5	10.8	11-02-13/14:16:17	
5	16.7	41.8	10.8	11-02-13/14:46:17	
6	16.9	41.6	10.9	11-02-13/15:16:17	
7	16.9	41.6	10.9	11-02-13/15:46:17	
8	16.9	42	10.9	11-02-13/16:16:17	
9	17	42.9	11.1	11-02-13/16:46:17	
10	16.7	43.1	10.9	11-02-13/17:16:17	
11	16.6	43	10.8	11-02-13/17:46:17	
12	16.6	42.9	10.8	11-02-13/18:16:17	
13	16.7	42.8	10.8	11-02-13/18:46:17	
14	16.6	42.8	10.8	11-02-13/19:16:17	
15	16.7	42.7	10.8	11-02-13/19:46:17	
16	16.6	42.7	10.8	11-02-13/20:16:17	
17	16.6	42.6	10.7	11-02-13/20:46:17	
18	16.6	42.8	10.8	11-02-13/21:16:17	
19	16.7	42.7	10.8	11-02-13/21:46:17	
20	16.7	42.7	10.8	11-02-13/22:16:17	
21	16.7	42.7	10.8	11-02-13/22:46:17	
22	16.7	42.7	10.8	11-02-13/23:16:17	
23	16.6	42.7	10.8	11-02-13/23:46:17	
24	16.7	42.9	10.9	12-02-13/00:16:17	
25	16.7	42.8	10.8	12-02-13/00:46:17	
26	16.7	42.8	10.8	12-02-13/01:16:17	
27	16.6	42.8	10.8	12-02-13/01:46:17	
28	16.6	42.8	10.8	12-02-13/02:16:17	
29	16.6	42.8	10.8	12-02-13/02:46:17	
30	16.6	42.8	10.8	12-02-13/03:16:17	
31	16.8	42.7	10.9	12-02-13/03:46:17	
32	16.8	42.7	10.9	12-02-13/04:16:17	
33	16.8	42.7	10.9	12-02-13/04:46:17	
34	16.9	42.7	11	12-02-13/05:16:17	
35	16.8	42.7	10.9	12-02-13/05:46:17	
36	16.9	42.7	11	12-02-13/06:16:17	
37	16.9	42.7	11	12-02-13/06:46:17	
38	17	42.6	11.1	12-02-13/07:16:17	

39	16.9	42.6	11 12-02-13/07:46:17
40	16.9	42.6	11 12-02-13/08:16:17
41	16.9	42.6	11 12-02-13/08:46:17
42	16.9	42.6	11 12-02-13/09:16:17
43	16.8	42.6	10.9 12-02-13/09:46:17
44	16.8	42.6	10.9 12-02-13/10:16:17
45	16.8	42.6	10.9 12-02-13/10:46:17
46	16.8	42.6	10.9 12-02-13/11:16:17
47	16.8	42.6	10.9 12-02-13/11:46:17
48	16.9	42.6	11 12-02-13/12:16:17
49	16.8	42.6	10.9 12-02-13/12:46:17
50	16.9	43.3	11 12-02-13/13:16:17
51	16.9	42.9	11 12-02-13/13:46:17
52	16.9	43.3	11 12-02-13/14:16:17
53	16.9	43.3	11 12-02-13/14:46:17
54	16.8	43.3	11 12-02-13/15:16:17
55	16.8	43.2	11 12-02-13/15:46:17
56	16.8	43.2	11 12-02-13/16:16:17
57	17	43.1	11.1 12-02-13/16:46:17
58	17	43	11.1 12-02-13/17:16:17
59	17	42.9	11.1 12-02-13/17:46:17
60	17	42.8	11.1 12-02-13/18:16:17
61	17	42.8	11.1 12-02-13/18:46:17
62	17.1	42.8	11.2 12-02-13/19:16:17
63	17.1	42.7	11.1 12-02-13/19:46:17
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65	17	42.8	11.1 12-02-13/20:46:17
66	16.9	42.8	11 12-02-13/21:16:17
67	16.9	42.8	11 12-02-13/21:46:17
68	16.9	42.8	11 12-02-13/22:16:17
69	16.9	42.8	11 12-02-13/22:46:17
70	16.8	42.8	10.9 12-02-13/23:16:17
71	16.9	42.8	11 12-02-13/23:46:17
72	16.8	42.8	10.9 13-02-13/00:16:17
73	16.9	43.2	11 13-02-13/00:46:17
74	16.8	43.1	10.9 13-02-13/01:16:17
75	16.8	43.1	10.9 13-02-13/01:46:17
76	16.8	43.1	10.9 13-02-13/02:16:17
77	16.8	43	10.9 13-02-13/02:46:17
78	16.8	43	10.9 13-02-13/03:16:17
79	16.7	43	10.9 13-02-13/03:46:17
80	16.7	43	10.9 13-02-13/04:16:17
81	16.7	43	10.9 13-02-13/04:46:17
82	16.8	42.9	10.9 13-02-13/05:16:17
83	16.8	42.9	10.9 13-02-13/05:46:17
84	16.9	43.3	11 13-02-13/06:16:17
85	16.8	43.1	10.9 13-02-13/06:46:17
86	16.8	43.1	10.9 13-02-13/07:16:17
87	16.8	43	10.9 13-02-13/07:46:17
88	16.8	43	10.9 13-02-13/08:16:17

89	16.8	42.9	10.9 13-02-13/08:46:17
90	16.8	42.9	10.9 13-02-13/09:16:17
91	16.8	42.9	10.9 13-02-13/09:46:17
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95	16.8	42.9	10.9 13-02-13/11:46:17
96	16.8	42.8	10.9 13-02-13/12:16:17
97	16.8	43.3	11 13-02-13/12:46:17
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101	16.7	44	11 13-02-13/14:46:17
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106	16.7	43.3	10.9 13-02-13/17:16:17
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109	16.8	43	10.9 13-02-13/18:46:17
110	16.8	43	10.9 13-02-13/19:16:17
111	16.9	42.9	11 13-02-13/19:46:17
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127	16.3	44.4	10.7 14-02-13/03:46:17
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133	16.2	44.1	10.6 14-02-13/06:46:17
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172	15.9	44.3	10.3 15-02-13/02:16:17
173	16	44.3	10.4 15-02-13/02:46:17
174	15.9	44.3	10.3 15-02-13/03:16:17
175	15.9	44.3	10.3 15-02-13/03:46:17
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178	15.9	44.3	10.3 15-02-13/05:16:17
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180	15.9	44.3	10.3 15-02-13/06:16:17
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199	16	44.8	10.5 15-02-13/15:46:17
200	15.9	44.8	10.4 15-02-13/16:16:17
201	16	45	10.5 15-02-13/16:46:17
202	16.3	47.2	10.9 15-02-13/17:16:17
203	16.6	48	11.2 15-02-13/17:46:17
204	16.6	48.7	11.3 15-02-13/18:16:17
205	16.7	49.3	11.4 15-02-13/18:46:17
206	16.7	49.5	11.5 15-02-13/19:16:17
207	16.8	49.6	11.6 15-02-13/19:46:17
208	16.9	49.6	11.6 15-02-13/20:16:17
209	16.9	49.6	11.6 15-02-13/20:46:17
210	16.7	49.6	11.5 15-02-13/21:16:17
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212	16.4	48.9	11.2 15-02-13/22:16:17
213	16.4	48.5	11.1 15-02-13/22:46:17
214	16.4	48.3	11.1 15-02-13/23:16:17
215	16.4	48.1	11.1 15-02-13/23:46:17
216	16.4	47.9	11.1 16-02-13/00:16:17
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218	16.4	47.6	11 16-02-13/01:16:17
219	16.4	47.5	11 16-02-13/01:46:17
220	16.4	47.3	11 16-02-13/02:16:17
221	16.4	47.2	11 16-02-13/02:46:17
222	16.4	47.1	11 16-02-13/03:16:17
223	16.4	47.1	11 16-02-13/03:46:17
224	16.4	47	11 16-02-13/04:16:17
225	16.5	46.9	11.1 16-02-13/04:46:17
226	16.5	46.8	11 16-02-13/05:16:17
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229	16.5	46.6	11 16-02-13/06:46:17
230	16.6	46.5	11.1 16-02-13/07:16:17
231	16.6	46.4	11.1 16-02-13/07:46:17
232	16.6	46.3	11.1 16-02-13/08:16:17
233	16.6	46.3	11.1 16-02-13/08:46:17
234	16.6	46.3	11.1 16-02-13/09:16:17
235	16.7	46.2	11.2 16-02-13/09:46:17
236	16.7	46.1	11.1 16-02-13/10:16:17
237	16.7	46.1	11.1 16-02-13/10:46:17
238	16.8	46	11.2 16-02-13/11:16:17

239	16.7	46	11.1 16-02-13/11:46:17
240	16.8	46	11.2 16-02-13/12:16:17
241	16.8	46	11.2 16-02-13/12:46:17
242	16.8	46	11.2 16-02-13/13:16:17
243	16.8	46	11.2 16-02-13/13:46:17
244	16.8	45.9	11.2 16-02-13/14:16:17
245	16.8	46.2	11.2 16-02-13/14:46:17
246	17	45.7	11.3 16-02-13/15:16:17
247	16.9	46	11.3 16-02-13/15:46:17
248	16.9	46	11.3 16-02-13/16:16:17
249	16.9	46	11.3 16-02-13/16:46:17
250	17	46.5	11.4 16-02-13/17:16:17
251	16.9	46.3	11.3 16-02-13/17:46:17
252	17	46.1	11.4 16-02-13/18:16:17
253	17	46	11.4 16-02-13/18:46:17
254	17.1	45.9	11.4 16-02-13/19:16:17
255	17.1	45.8	11.4 16-02-13/19:46:17
256	17.1	45.8	11.4 16-02-13/20:16:17
257	17.2	45.7	11.5 16-02-13/20:46:17
258	17.2	45.6	11.5 16-02-13/21:16:17
259	17.2	45.6	11.5 16-02-13/21:46:17
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582	16.2	44.9	10.6 23-02-13/15:16:17
583	16.3	44.9	10.7 23-02-13/15:46:17
584	16.2	45.1	10.7 23-02-13/16:16:17
585	16.2	45	10.6 23-02-13/16:46:17
586	16.2	45	10.6 23-02-13/17:16:17
587	16.2	45	10.6 23-02-13/17:46:17
588	16.2	44.9	10.6 23-02-13/18:16:17

589	16.2	45	10.6 23-02-13/18:46:17
590	16.2	45	10.6 23-02-13/19:16:17
591	16.2	44.9	10.6 23-02-13/19:46:17
592	16.2	44.9	10.6 23-02-13/20:16:17
593	16.3	44.9	10.7 23-02-13/20:46:17
594	16.3	44.8	10.7 23-02-13/21:16:17
595	16.2	44.8	10.6 23-02-13/21:46:17
596	16.1	44.8	10.5 23-02-13/22:16:17
597	16.1	44.8	10.5 23-02-13/22:46:17
598	16.1	44.8	10.5 23-02-13/23:16:17
599	16	44.8	10.5 23-02-13/23:46:17
600	16	44.8	10.5 24-02-13/00:16:17
601	16.1	44.8	10.5 24-02-13/00:46:17
602	16.1	44.7	10.5 24-02-13/01:16:17
603	16.1	44.7	10.5 24-02-13/01:46:17
604	16	44.7	10.5 24-02-13/02:16:17
605	16.1	44.7	10.5 24-02-13/02:46:17
606	16.1	44.7	10.5 24-02-13/03:16:17
607	16.1	44.6	10.5 24-02-13/03:46:17
608	16.1	44.6	10.5 24-02-13/04:16:17
609	16	44.6	10.5 24-02-13/04:46:17
610	16.1	44.6	10.5 24-02-13/05:16:17
611	16.1	44.5	10.5 24-02-13/05:46:17
612	16	44.5	10.4 24-02-13/06:16:17
613	16.1	44.5	10.5 24-02-13/06:46:17
614	16.2	44.4	10.6 24-02-13/07:16:17
615	16.2	44.4	10.6 24-02-13/07:46:17
616	16	44.5	10.4 24-02-13/08:16:17
617	16.1	44.5	10.5 24-02-13/08:46:17
618	16.2	44.4	10.6 24-02-13/09:16:17
619	16.2	44.4	10.6 24-02-13/09:46:17
620	16.2	44.4	10.6 24-02-13/10:16:17
621	16.1	44.4	10.5 24-02-13/10:46:17
622	16.1	44.4	10.5 24-02-13/11:16:17
623	16.1	44.4	10.5 24-02-13/11:46:17
624	16.1	44.4	10.5 24-02-13/12:16:17
625	16.1	44.5	10.5 24-02-13/12:46:17
626	16.1	44.4	10.5 24-02-13/13:16:17
627	16.1	44.4	10.5 24-02-13/13:46:17
628	16.2	44.4	10.6 24-02-13/14:16:17
629	16.2	44.4	10.6 24-02-13/14:46:17
630	15.9	42.1	10.2 24-02-13/15:16:17
631	16	42.5	10.3 24-02-13/15:46:17
632	16	42.8	10.3 24-02-13/16:16:17
633	16.1	43.1	10.4 24-02-13/16:46:17
634	16	43.4	10.3 24-02-13/17:16:17
635	16	43.5	10.4 24-02-13/17:46:17
636	16.1	43.6	10.4 24-02-13/18:16:17
637	16.1	43.6	10.4 24-02-13/18:46:17
638	16.1	43.7	10.5 24-02-13/19:16:17

639	16.2	43.7	10.5 24-02-13/19:46:17
640	16.1	43.8	10.5 24-02-13/20:16:17
641	16.1	43.8	10.5 24-02-13/20:46:17
642	16	43.9	10.4 24-02-13/21:16:17
643	16	43.9	10.4 24-02-13/21:46:17
644	16.1	43.9	10.5 24-02-13/22:16:17
645	16.1	43.9	10.5 24-02-13/22:46:17
646	16.1	43.9	10.5 24-02-13/23:16:17
647	16	44	10.4 24-02-13/23:46:17
648	16	44	10.4 25-02-13/00:16:17
649	16.1	44	10.5 25-02-13/00:46:17
650	16.1	44	10.5 25-02-13/01:16:17
651	16.1	44	10.5 25-02-13/01:46:17
652	16	44	10.4 25-02-13/02:16:17
653	16.3	44.1	10.6 25-02-13/02:46:17
654	16.2	44.1	10.6 25-02-13/03:16:17
655	16.3	43.9	10.6 25-02-13/03:46:17
656	16.2	44	10.6 25-02-13/04:16:17
657	16.2	44	10.6 25-02-13/04:46:17
658	16.3	43.9	10.6 25-02-13/05:16:17
659	16.3	43.8	10.6 25-02-13/05:46:17
660	16.3	43.8	10.6 25-02-13/06:16:17
661	16.3	43.8	10.6 25-02-13/06:46:17
662	16.3	43.8	10.6 25-02-13/07:16:17
663	16.4	43.7	10.7 25-02-13/07:46:17
664	16.3	43.7	10.6 25-02-13/08:16:17
665	16.3	43.7	10.6 25-02-13/08:46:17
666	16.3	43.7	10.6 25-02-13/09:16:17
667	16.4	43.6	10.7 25-02-13/09:46:17
668	16.2	44.4	10.6 25-02-13/10:16:17
669	16.2	44.4	10.6 25-02-13/10:46:17
670	16.3	44.3	10.7 25-02-13/11:16:17
671	16.3	44.3	10.7 25-02-13/11:46:17
672	16.4	44.2	10.7 25-02-13/12:16:17
673	16.3	44.2	10.7 25-02-13/12:46:17
674	16.3	37.6	10.1 25-02-13/13:16:17

27 °C
%RH