

COLLECTIVE EVICTIONS AND EVICTION NOTICES

ActivityInfo report covering January 2021 - March 2021



KEY FIGURES

No. of actual evictions during reporting period	11	
Individuals affected by actual evictions	391	(based on actual evictions enacted during reporting period)
Families affected by actual evictions	70	(based on actual evictions enacted during reporting period)
Individuals remaining at risk of eviction	10,501	(based on eviction notices issued during preceding 12 months (1 Apr 2020 - 31 March 2021))
No. of new eviction notices during reporting period	38	
Individuals affected by new eviction notices	3,661	(based on new eviction notices issued during reporting period)

Alleged reason of new eviction notices issued during reporting period

N.B. Some eviction notices have multiple alleged reasons; hence, the sum total of the breakdowns below is more than 100%.

Authorities

Authority's order based on security reasons	0.0%
Authority's order based on environmental reasons	5.3%
Municipal Development Plan	0.0%
MoIM Directive	0.0%
Not abiding by municipality curfew	0.0%
Presence of illegal and/or hard structures	0.0%
Public health/COVID-19	0.0%

Landlord/owner

Tension with landlord	23.7%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	31.6%
Other breach of contract by landlord(s)	0.0%

Host community

Tension with host community	10.5%
Complaints from neighbours	2.6%
Not abiding by political group's curfew	0.0%
Syrian refugee (allegedly) committed a crime in area	0.0%

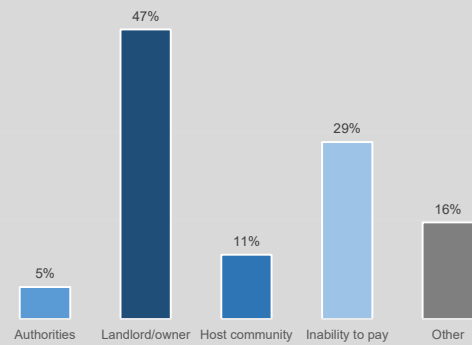
Inability to pay

Inability to pay rent	28.9%
Inability to pay for regularization of residency	0.0%
Inability to pay taxes	0.0%

Other

Contract expired	2.6%
Other breach of contract by tenant(s)	0.0%
Discrimination (nationality/religion)	0.0%
Structural reasons related to safety	2.6%
Lack of legal residency and/or requirement for sponsorship	0.0%
Other	7.9%
Unknown	2.6%

Alleged reason of new eviction notices issued during reporting period linked to:



N.B. An eviction notice can be related to reasons falling into more than one category. It may also be related to several reasons falling in the same category; in this case, it will only be counted once under each category.

Alleged reason of actual evictions occurred during reporting period

N.B. Some evictions have multiple alleged reasons; hence, the sum total of the breakdowns below is more than 100%.

Authorities

Authority's order based on security reasons	9.1%
Authority's order based on environmental reasons	9.1%
Municipal Development Plan	0.0%
MoIM Directive	0.0%
Not abiding by municipality curfew	0.0%
Presence of illegal and/or hard structures	0.0%
Public health/COVID-19	0.0%

Landlord/owner

Tension with landlord	27.3%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	18.2%
Other breach of contract by landlord(s)	0.0%

Host community

Tension with host community	27.3%
Complaints from neighbours	9.1%
Not abiding by political group's curfew	0.0%
Syrian refugee (allegedly) committed a crime in area	0.0%

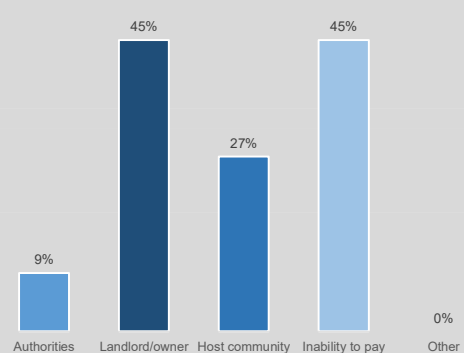
Inability to pay

Inability to pay rent	45.5%
Inability to pay for regularization of residency	0.0%
Inability to pay taxes	0.0%

Other

Contract expired	0.0%
Other breach of contract by tenant(s)	0.0%
Discrimination (nationality/religion)	0.0%
Structural reasons related to safety	0.0%
Lack of legal residency and/or requirement for sponsorship	0.0%
Other	0.0%
Unknown	0.0%

Alleged reason of actual evictions occurring in reporting period linked to:



N.B. An eviction can be related to reasons falling into more than one category (e.g. both Authorities and Landlord). It may also be related to several reasons falling in the same category; in this case, it will only be counted once under each category.

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Main actors involved in ordering new eviction and/or publicizing eviction notice

N.B. Some evictions have multiple actors involved in ordering/publicizing; hence, the sum total of the breakdowns below is more than 100%.

Authorities

Lebanese Armed Forces (LAF)	0.0%
Internal Security Forces (ISF)	13.2%
Litani River Authority (LRA)	0.0%
Municipality officials	13.2%
Military Intelligence	0.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	0.0%
Mokhtar	0.0%
Other state agent	0.0%

Landlord/owner

Landlord	73.7%
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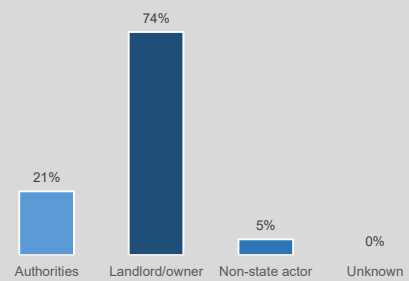
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	5.3%

Unknown

	0.0%
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Main actors involved in ordering new eviction and/or publicizing eviction notice



N.B. An eviction notice can be ordered/publicized by actors falling into more than one category. It may also be ordered by several actors falling in the same category; in this case, it will only be counted once under each category.

Main actors involved in implementing actual eviction during reporting period (multi-select)

N.B. Some evictions have multiple implementing actors; hence, the sum total of the breakdowns below can be more than 100%.

Authorities

Lebanese Armed Forces (LAF)	0.0%
Litani River Authority (LRA)	0.0%
Internal Security Forces (ISF)	0.0%
Municipality officials	9.1%
Military Intelligence	0.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	0.0%
Mokhtar	0.0%
Other state agent	0.0%

Landlord/owner

Landlord	63.6%
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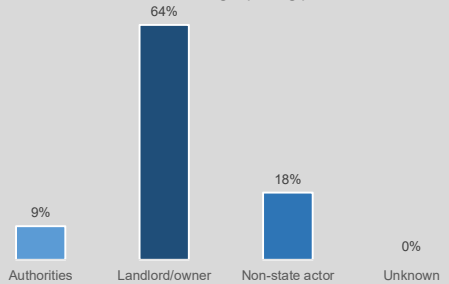
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	9.1%

Unknown

	0.0%
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Main actors involved in implementing actual eviction during reporting period



N.B. An eviction can be implemented by actors falling into more than one category. It may also be implemented by several actors falling in the same category; in this case, it will only be counted once under each category.

Type of housing (at time of actual eviction) (multi-select)

N.B. Some evictions concern multiple types of housing; hence, the sum total of the following % breakdowns is more than 100%.

Residential

Apartment/house	18.2%
Concierge's room in residential building	0.0%

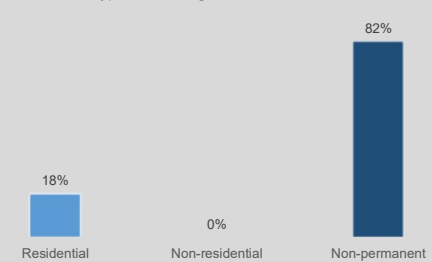
Non-residential

Garage	0.0%
Active construction site	0.0%
Agricultural/engine/pump room	0.0%
Factory	0.0%
Farm	0.0%
Hotel room	0.0%
School	0.0%
Shop	0.0%
Warehouse	0.0%
Workshop	0.0%

Non-permanent

Tent	63.6%
Prefab unit	18.2%

Type of housing at time of actual eviction



N.B. One collective eviction may affect individuals living in types of housing falling into more than one category (e.g. families evicted from apartments -residential- and garages -non residential- at the same time).

Type of property ownership (at time of actual eviction)

N.B. Some evictions are listed with multiple types of housing; hence, the sum total of the following % breakdowns could be more than 100%.

Private	100%
Public (municipality)	0%
Public (state)	0%
Awkaf (religious)	0%

Type of property ownership at time of actual eviction



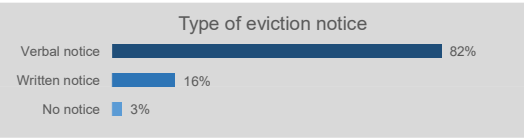
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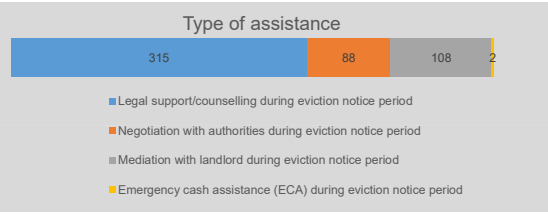


Type of eviction notice	
Verbal notice	82%
Written notice	16%
No notice	3%

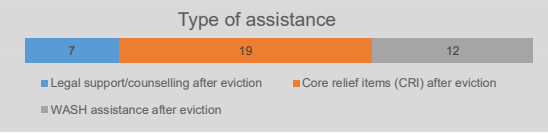
N.B.: Some evictions are listed with multiple types of eviction notice; hence, the sum total of the following % breakdowns could be more than 100%.



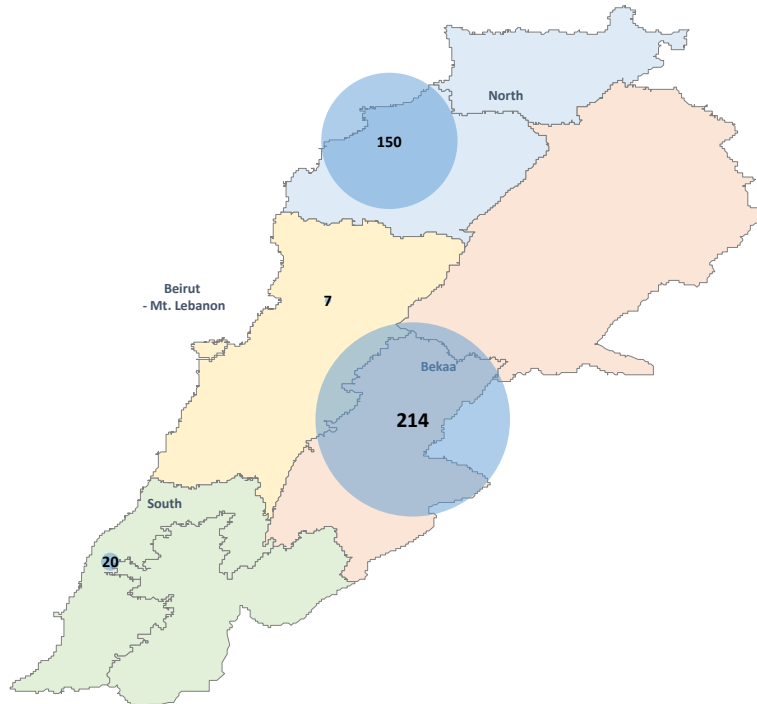
Type of assistance (for those subject to evictions notices) <i>(as reported by individuals who were subject to evictions notices during reporting period)</i>	# households benefitting
Legal support/counselling during eviction notice period	315
Negotiation with authorities during eviction notice period	88
Mediation with landlord during eviction notice period	108
Emergency cash assistance (ECA) during eviction notice period	2



Type of assistance (for those evicted) <i>(as reported by individuals evicted during reporting period)</i>	# households benefitting
Legal support/counselling after eviction	7
Core relief items (CRI) after eviction	19
WASH assistance after eviction	12



Number of individuals evicted per location
Jan - March 2021

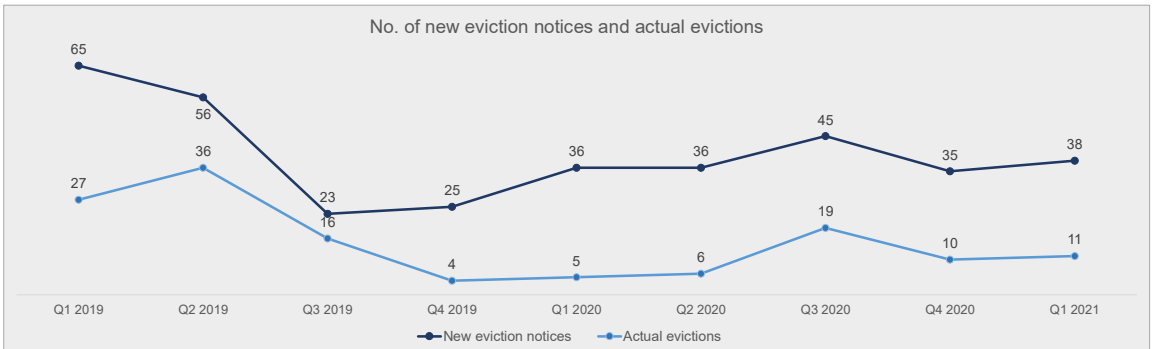
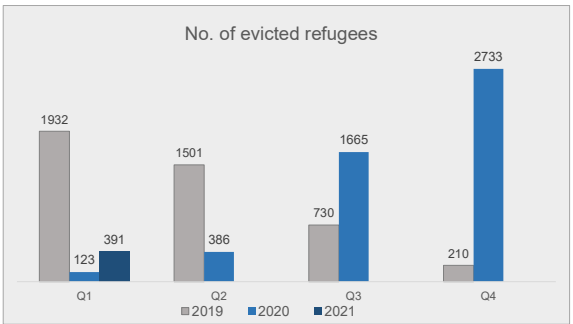
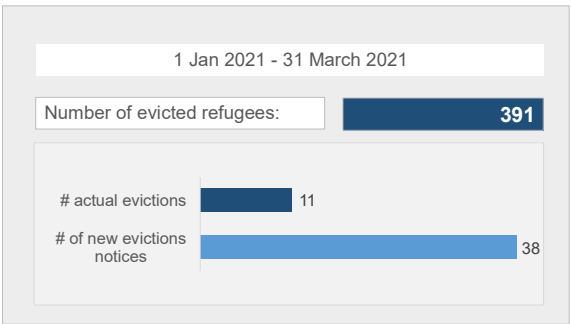


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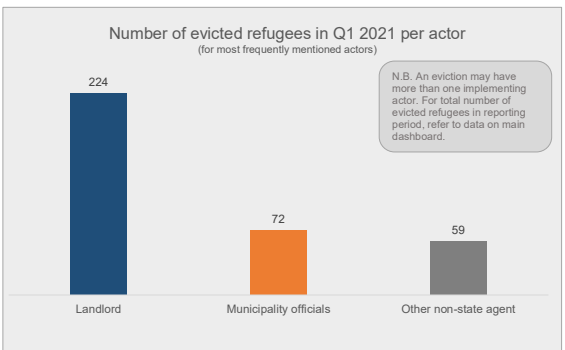
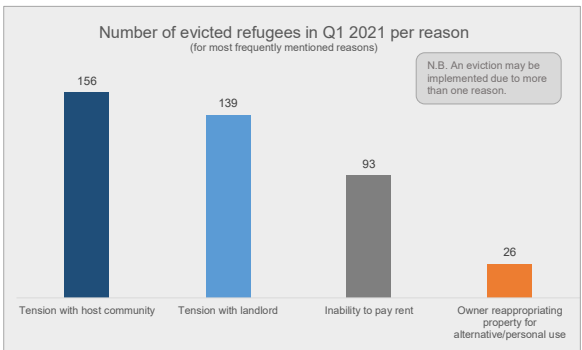
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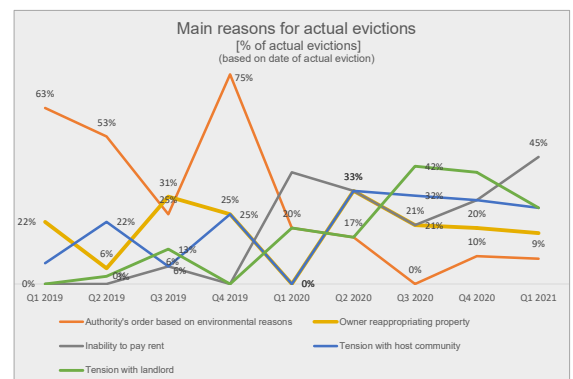
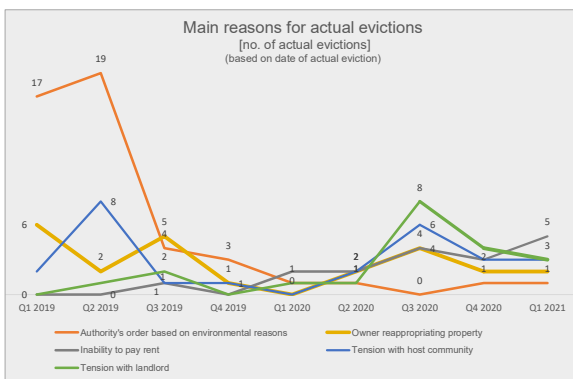
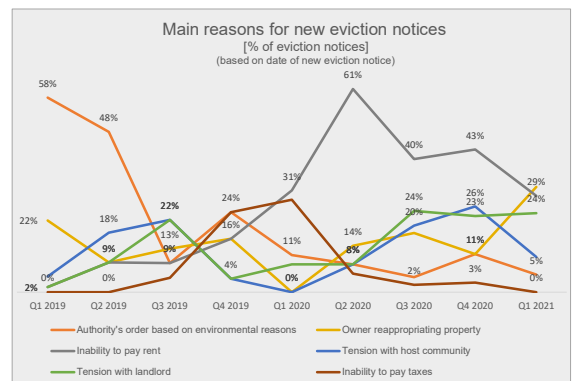
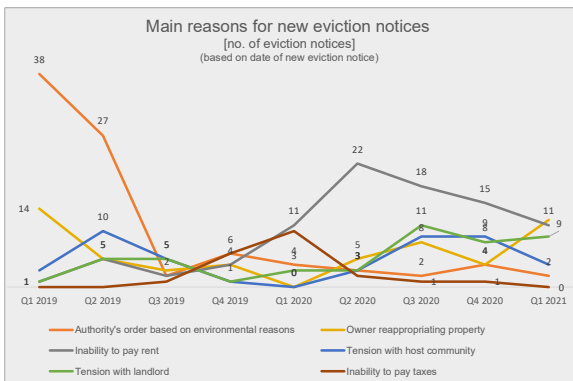
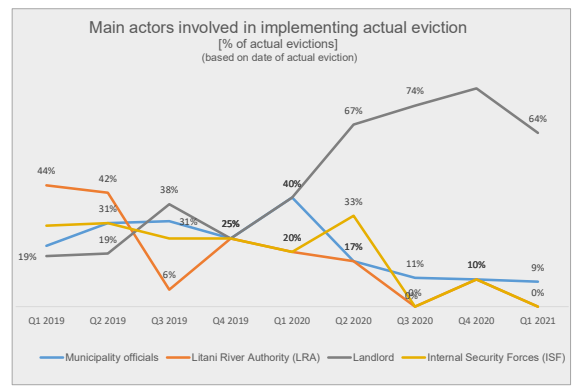
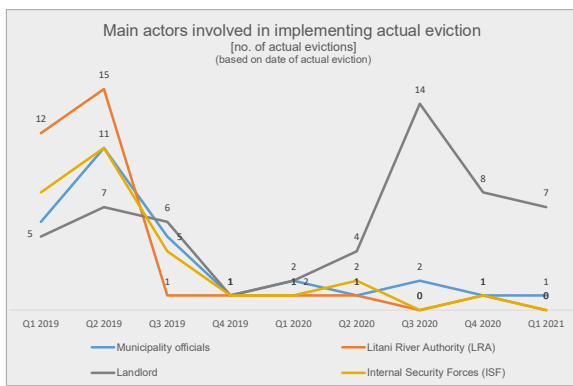
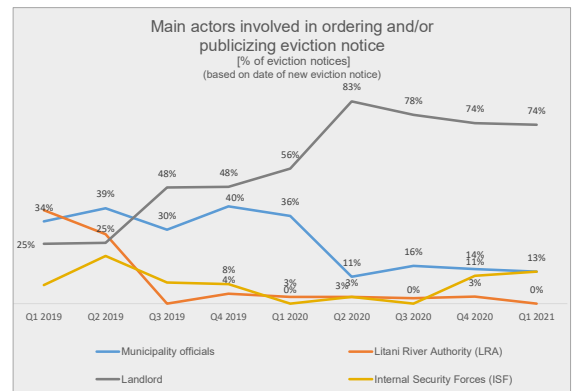
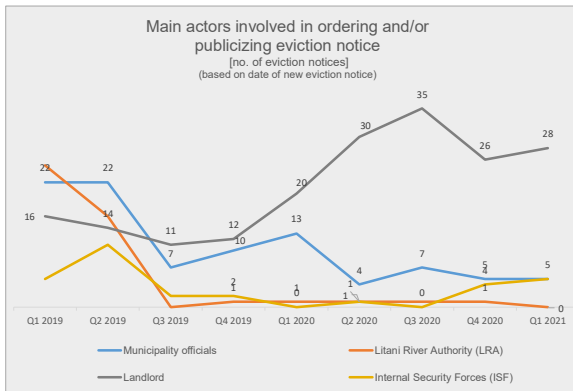
Trends Charts on Collective Evictions



Strong advocacy and co-operation between UNHCR and authorities on the issue of evictions within the context of the COVID-19 crisis has helped to prevent evictions that otherwise would have occurred. UNHCR has been able to facilitate legal support for 511 households who received and eviction notice this quarter (59% of all households issued a collective eviction notice). Thus, despite the rapidly deteriorating socio-economic situation and the increased financial hardships resulting from the national lockdown there was only a slight increase in collective eviction notices issued (38 compared to 35 in Q4 2020) and actual evictions this quarter (11 compared to 10 Q4 2020). Still, the financial pressures on both refugees and landlords and tensions over rent remain high, and by the end of Q1 10,501 individuals lived under an eviction notice. Advocacy efforts will need to continue over 2021 to avoid more people losing their shelter and facing related risks.



Trends Charts on Collective Evictions



For more information, please contact McLean Ayearst, Associate Protection Officer, ayearst@unhcr.org.