COLLECTIVE EVICTIONS AND EVICTION NOTICES
ActivityInfo report covering July 2020 - September 2020

Inter-Agency Coordination Lebanon | UNHCR The UN Refugee Agency

COLLECTIVE?	Yes	<--- Select 'yes' to only display collective evictions
YEAR	2020	<--- Use this filter (* means ALL)
QUARTER	Q3	<--- Use this filter (* means ALL)

KEY FIGURES

No. of actual evictions during reporting period	**18**	
Individuals affected by actual evictions	**1,646**	(based on actual evictions enacted during reporting period)
Families affected by actual evictions	317	(based on actual evictions enacted during reporting period)
Individuals remaining at risk of eviction	**29,854**	(based on eviction notices issued during preceding 12 months (1 Oct 2019 - 30 Sept 2020)
No. of new eviction notices during reporting period	42	
Individuals affected by new eviction notices	5,573	(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	4.8%
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	23.8%
Non-compliance with landlord's exploitative conditions	2.4%
Owner reappropriating property for alternative/personal use	16.7%
Other breach of contract by landlord(s)	0.0%

Host community
|	
Tension with host community	21.4%
Complaints from neighbours	2.4%
Not abiding by political group's curfew	0.0%
Syrian refugee committed a crime in area	2.4%

Inability to pay
Inability to pay rent	40.5%
Inability to pay for regularization of residency	0.0%
Inability to pay taxes	2.4%

Other
Contract expired	2.4%
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	4.8%
Unknown	0.0%

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

Authorities	Landlord/owner	Host community	Inability to pay	Other
5%	38%	26%	43%	14%
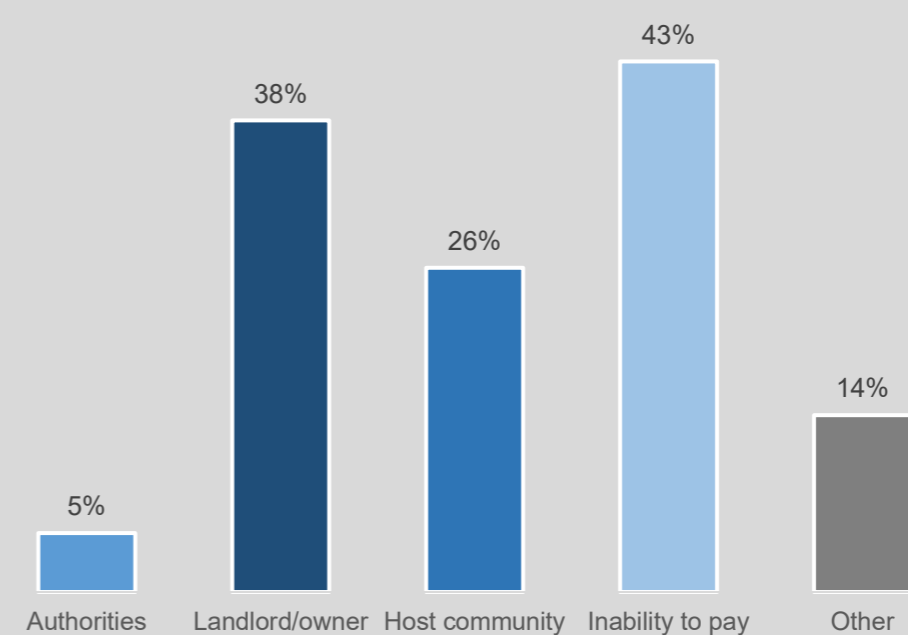
N.B. An eviction notice can be related to reasons falling into more than one category (e.g. both Authorities and Landlord).

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	0.0%
Authority's order based on environmental reasons	0.0%
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	44.4%
Non-compliance with landlord's exploitative conditions	5.6%
Owner reappropriating property for alternative/personal use	22.2%
Other breach of contract by landlord(s)	0.0%

Host community
|	
Tension with host community	27.8%
Complaints from neighbours	0.0%
Not abiding by political group's curfew	0.0%
Syrian refugee committed a crime in area	5.6%

Inability to pay
Inability to pay rent	22.2%
Inability to pay for regularization of residency	0.0%
Inability to pay taxes	0.0%

Other
Contract expired	5.6%
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	5.6%
Unknown	0.0%

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

Authorities	Landlord/owner	Host community	Inability to pay	Other
0%	61%	33%	22%	17%
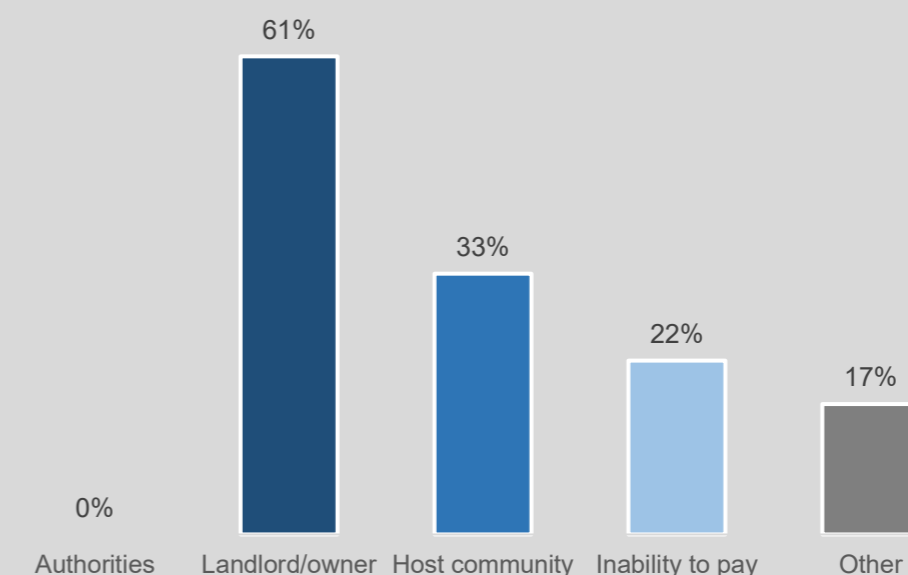
N.B. An eviction can be related to reasons falling into more than one category (e.g. both Authorities and Landlord).

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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)	2.4%
Internal Security Forces (ISF)	0.0%
Litani River Authority (LRA)	2.4%
Municipality officials	14.3%
Military Intelligence	0.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	0.0%
Mokhtar	4.8%
Other state agent	2.4%

Landlord/owner
Landlord	78.6%

Non-state actor
Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	4.8%

Unknown
	2.4%

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

- Authorities: 21%
- Landlord/owner: 12%
- Non-state actor: 5%
- Unknown: 2%
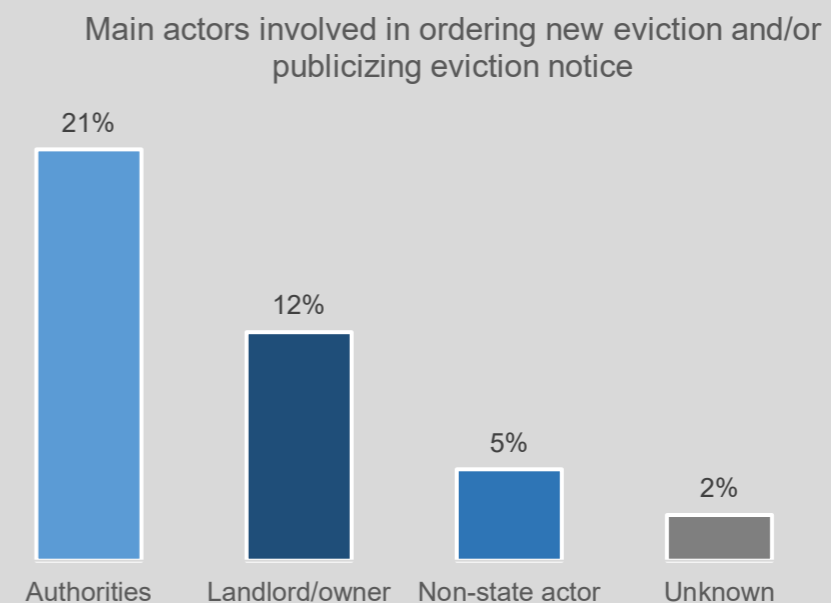
N.B. An eviction notice can be ordered/publicized by actors falling into more than one category.

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)	5.6%
Litani River Authority (LRA)	0.0%
Internal Security Forces (ISF)	0.0%
Municipality officials	11.1%
Military Intelligence	0.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	0.0%
Mokhtar	5.6%
Other state agent	5.6%

Landlord/owner
Landlord	72.2%

Non-state actor
Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	5.6%

Unknown
	5.6%

Main actors involved in implementing actual eviction during reporting period

- Authorities: 17%
- Landlord/owner: 72%
- Non-state actor: 6%
- Unknown: 6%
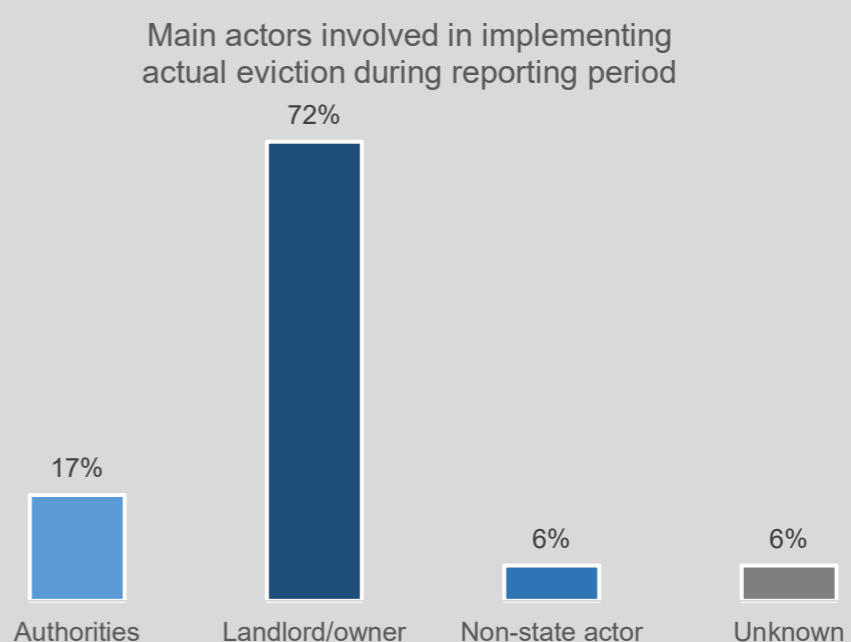
N.B. An eviction can be implemented by actors falling into more than one category.

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	27.8%
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	5.6%
Shop	0.0%
Warehouse	0.0%
Workshop	0.0%

Non-permanent
Tent	77.8%
Prefab unit	0.0%

Type of housing at time of actual eviction

- Residential: 28%
- Non-residential: 6%
- Non-permanent: 78%
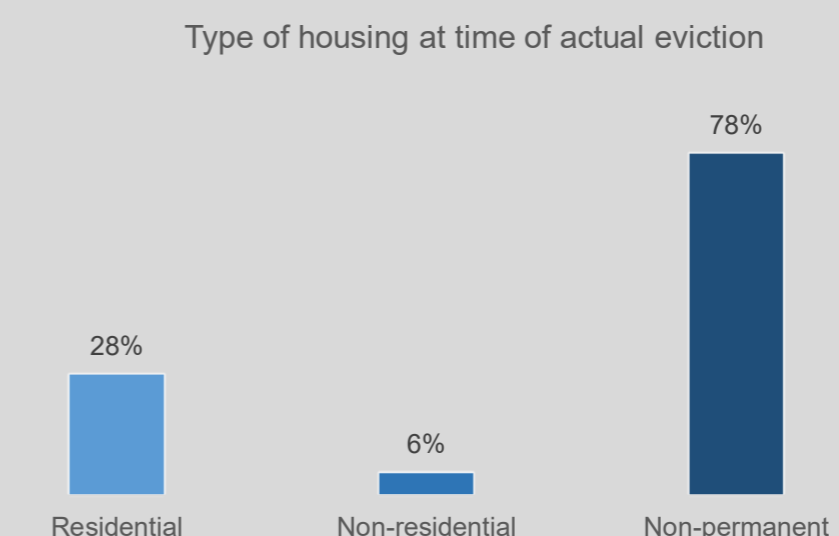
N.B. An eviction can concern various types of housing falling into more than one category.

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	100.0%
Public (municipality)	0.0%
Public (state)	0.0%
Awkaf (religious)	0.0%

Type of property ownership at time of actual eviction

- Private: 100.0%
- Public (municipality): 0.0%
- Public (state): 0.0%
- Awkaf (religious): 0.0%

Type of eviction notice

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%.

Verbal notice	85.7%
Written notice	0.0%
No notice	16.7%

Type of eviction notice

- Verbal notice: 85.7%
- Written notice: 0.0%
- No notice: 16.7%

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Type of assistance
(as reported by individuals evicted during reporting period)

Type of assistance	# households benefitting
Negotiation with authorities during eviction notice period	0
Mediation with landlord during eviction notice period	0
Legal support/counselling during eviction notice period	14
Emergency cash assistance (ECA) during eviction notice period	8
Relocation to temporary shelter	7
Core relief items (CRI)	5
Emergency cash assistance (ECA) after eviction	12
Legal support/counselling after eviction	0

Type of assistance

0	14	8	7	5	12	0

- Negotiation with authorities during eviction notice period
- Mediation with landlord during eviction notice period
- Legal support/counselling during eviction notice period
- Emergency cash assistance (ECA) during eviction notice period
- Relocation to temporary shelter
- Core relief items (CRI)
- Emergency cash assistance (ECA) after eviction
- Legal support/counselling after eviction

No. of evicted individuals per field area July - Sept 2020
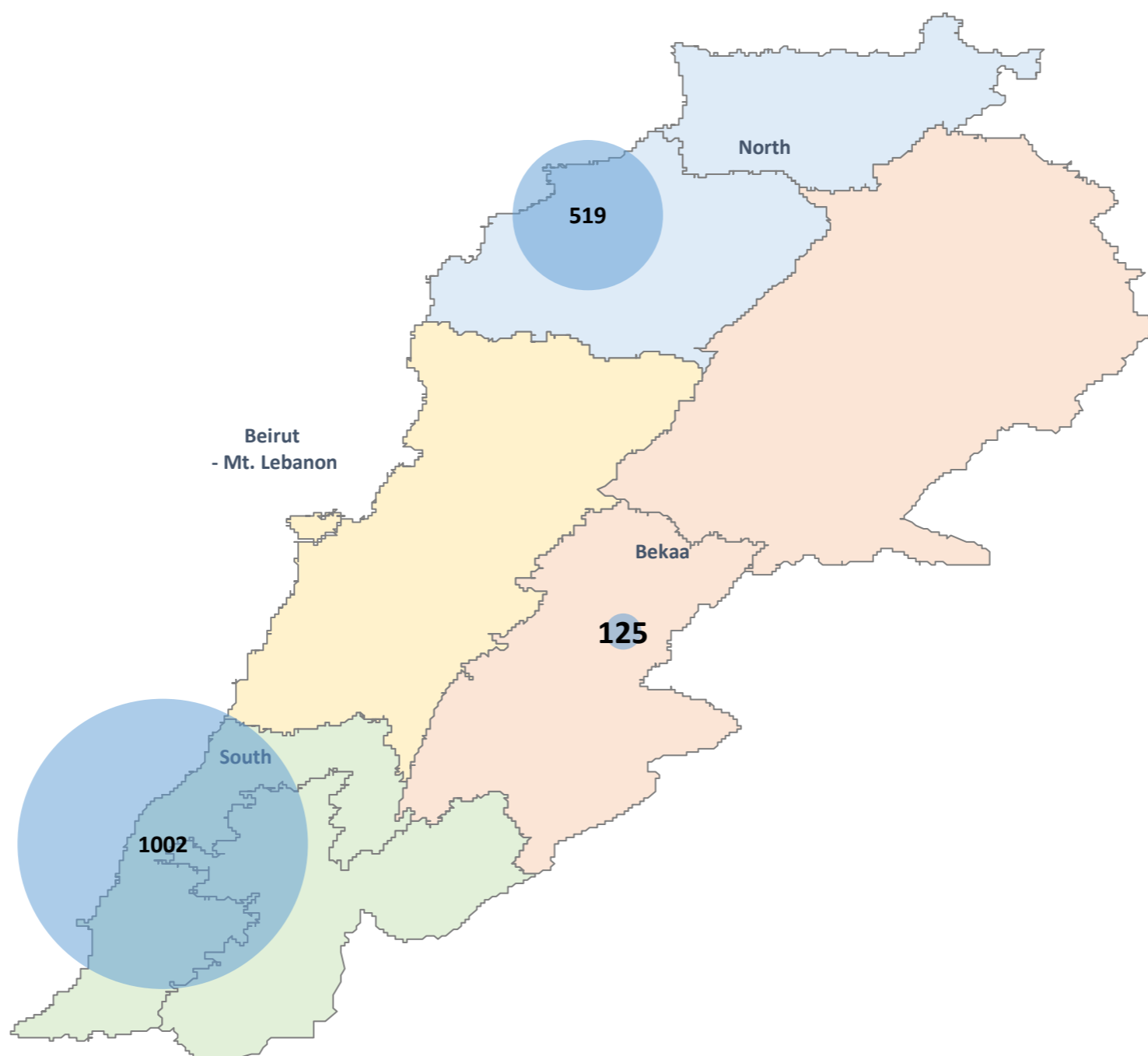
North 519

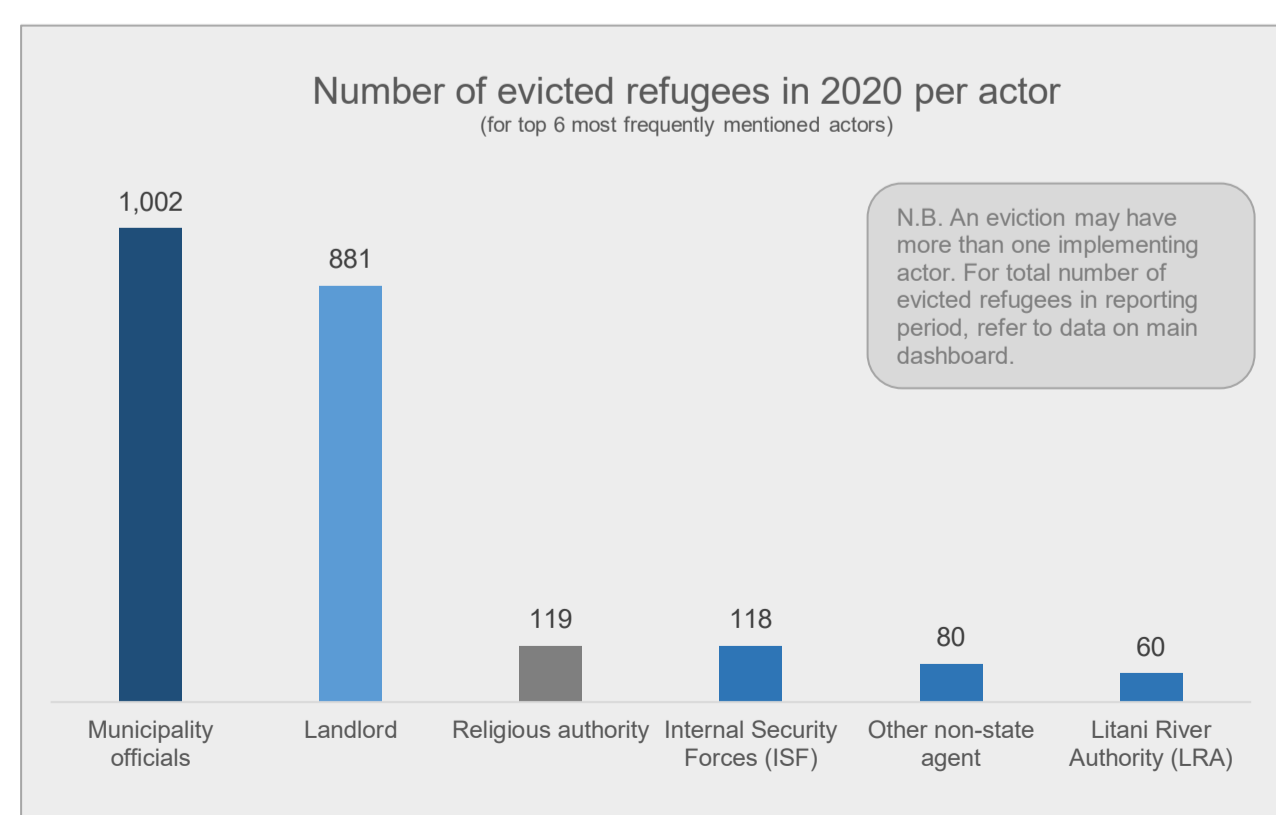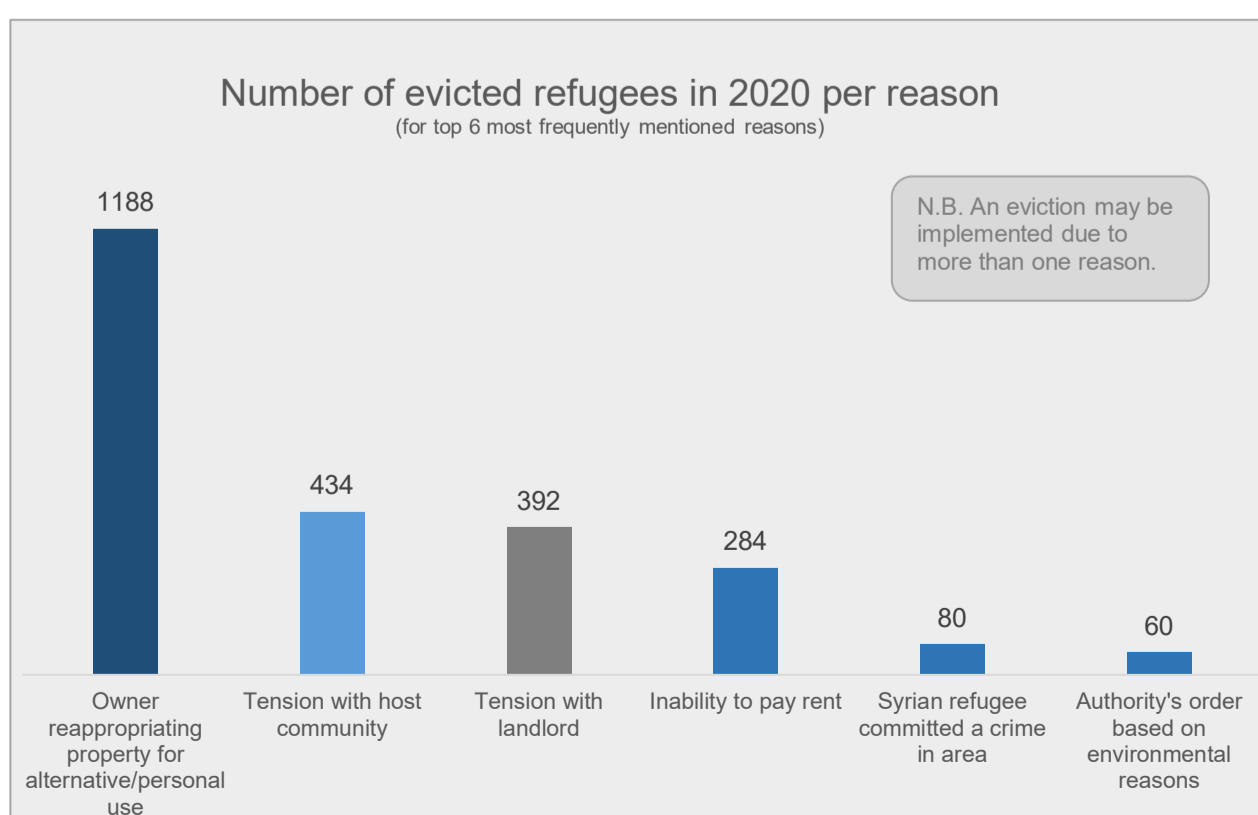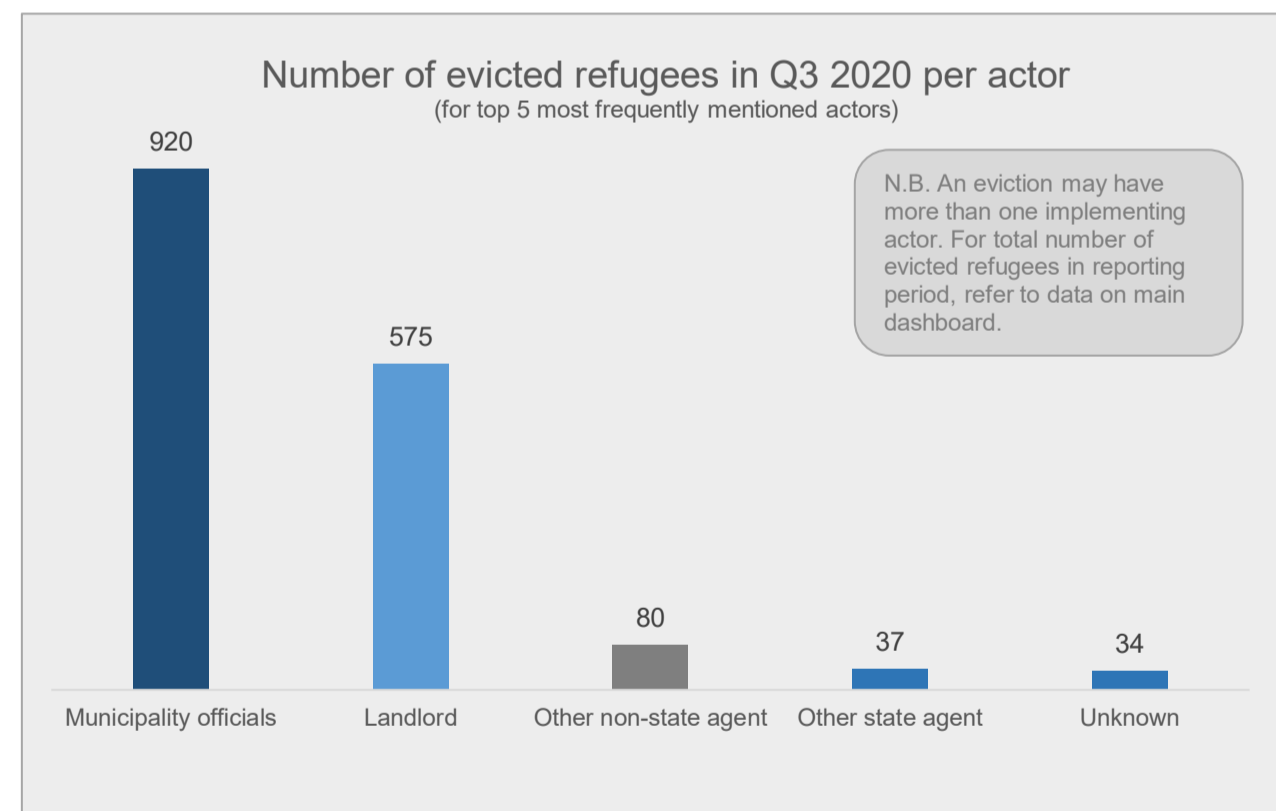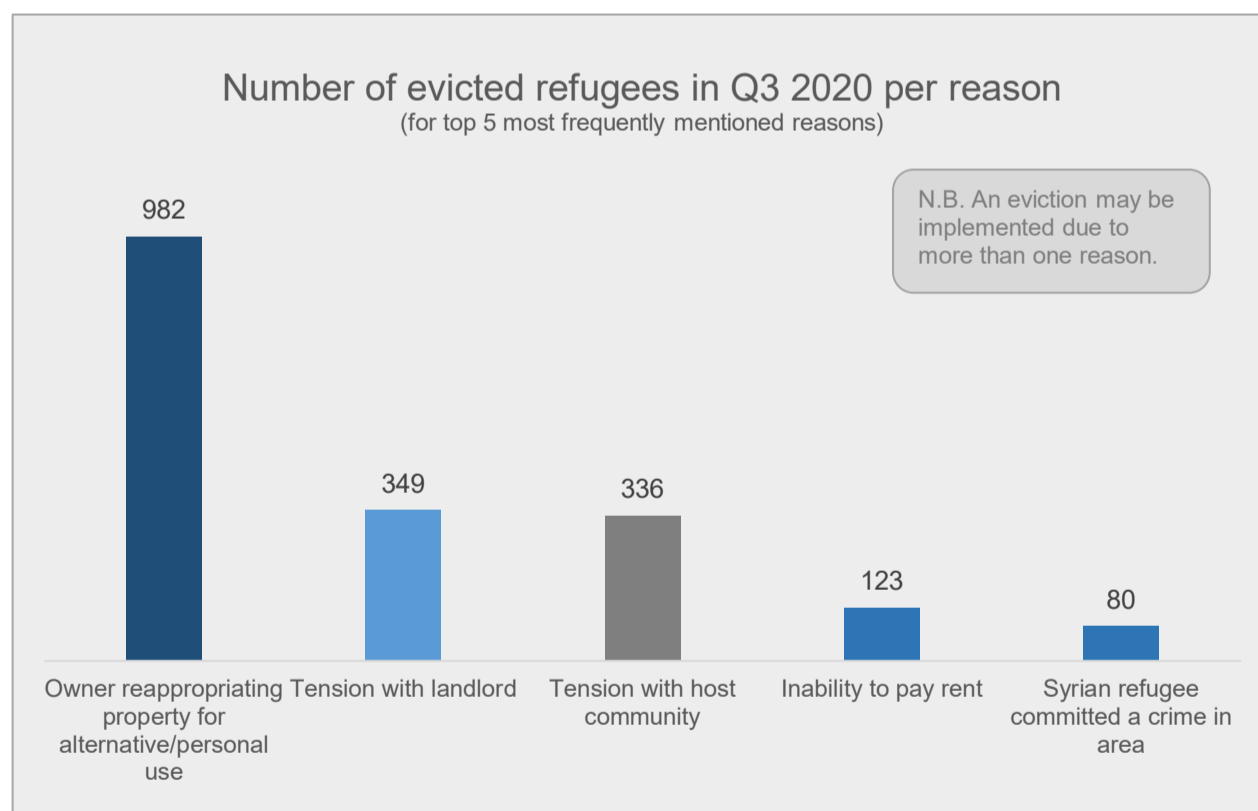Beirut - Mt. Lebanon

Bekaa 125

South 1002

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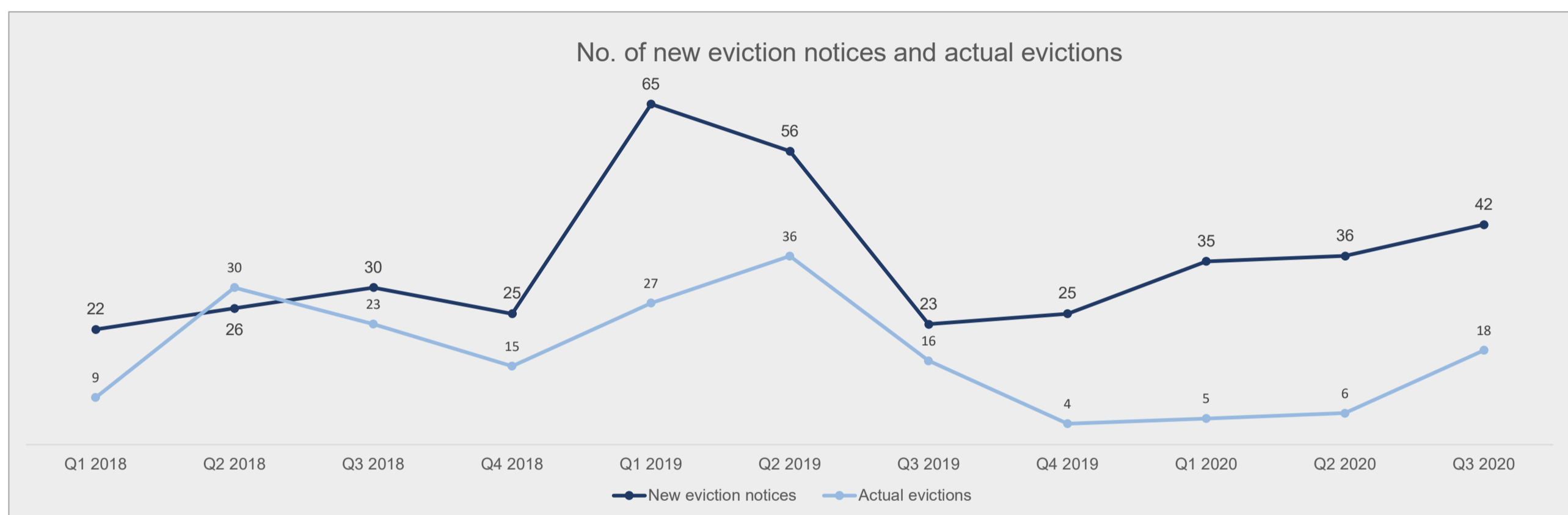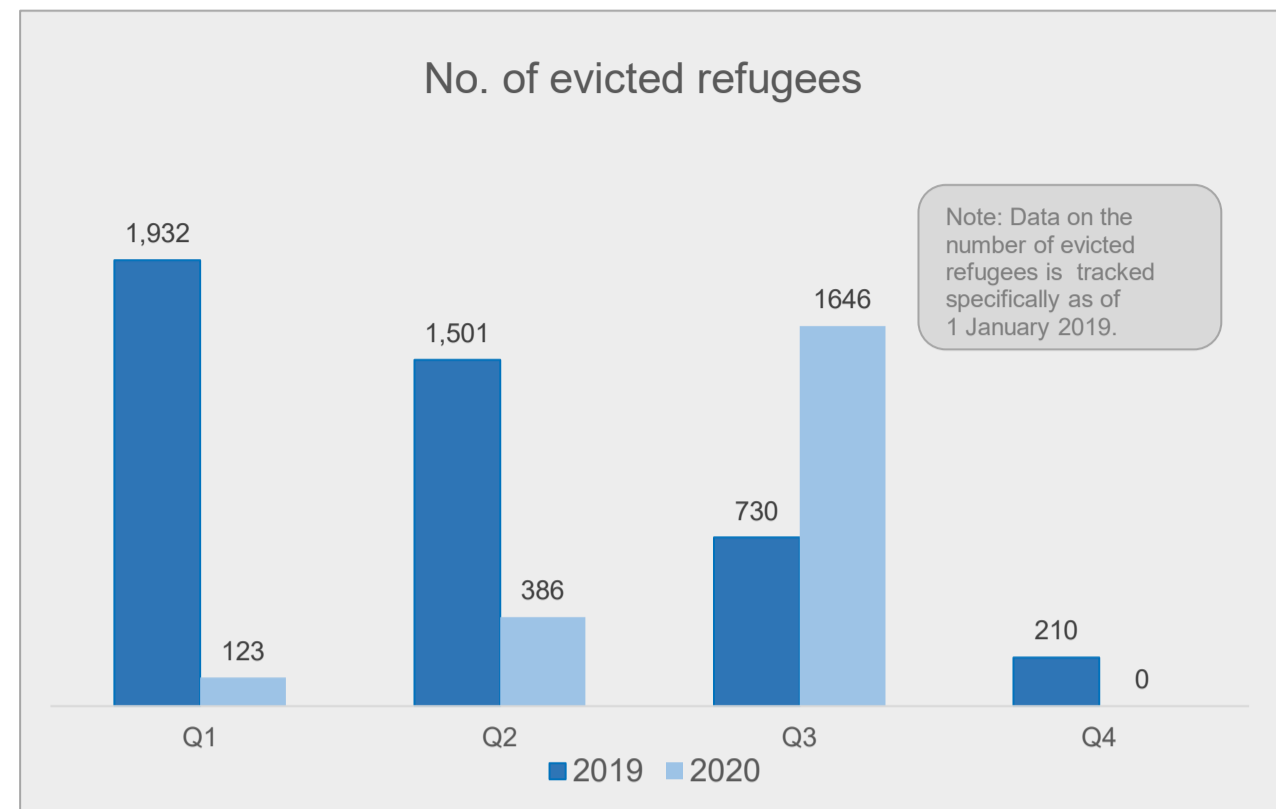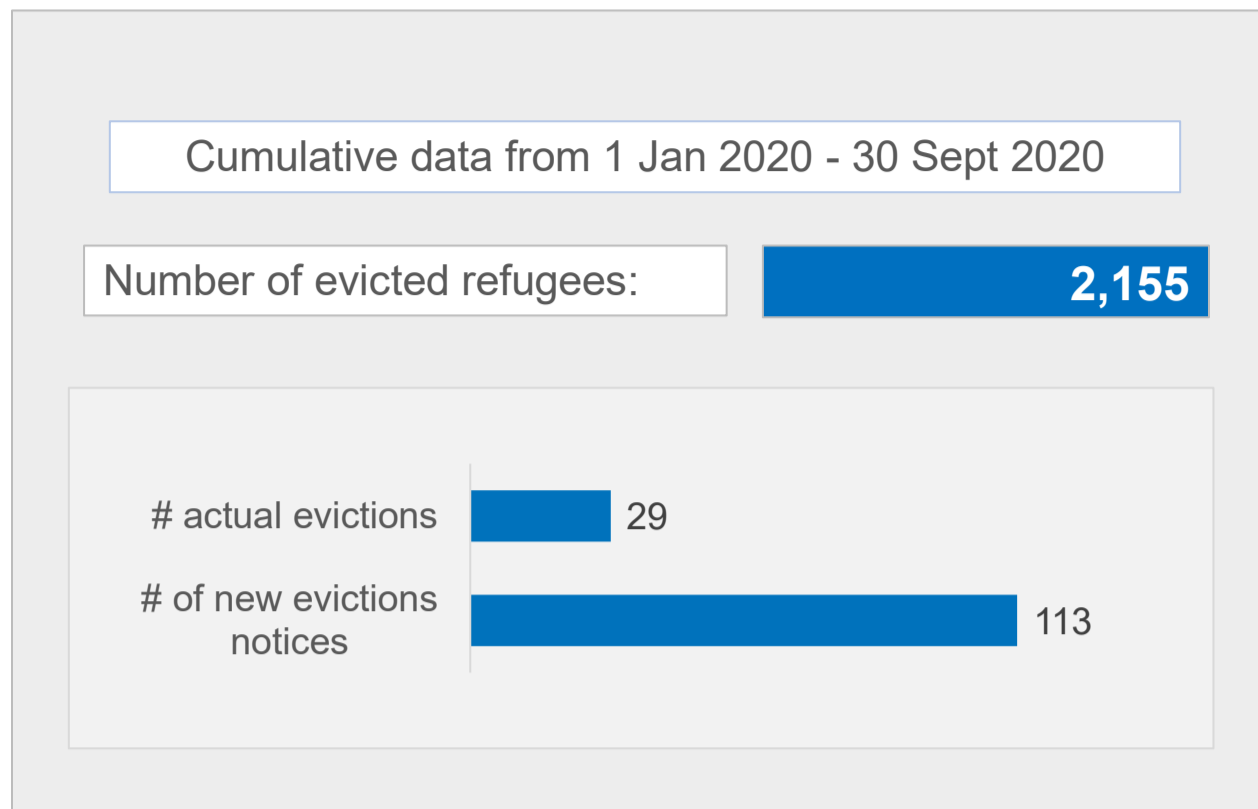
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Trends Charts on Collective Evictions

Cumulative data from 1 Jan 2020 - 30 Sept 2020

Number of evicted refugees: **2,155**

- # actual evictions: 29
- # of new evictions notices: 113

No. of evicted refugees

Note: Data on the number of evicted refugees is tracked specifically as of 1 January 2019.

	Q1	Q2	Q3	Q4
2019	1,932	1,501	730	210
2020	123	386	1646	0

No. of new eviction notices and actual evictions

	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
New eviction notices	22	26	30	25	65	56	23	25	35	36	42
Actual evictions	9	30	23	15	27	36	16	4	5	6	18

Number of evicted refugees in Q3 2020 per reason
(for top 5 most frequently mentioned reasons)

N.B. An eviction may be implemented due to more than one reason.

Reason	Number
Owner reappropriating property for alternative/personal use	982
Tension with landlord	349
Tension with host community	336
Inability to pay rent	123
Syrian refugee committed a crime in area	80

Number of evicted refugees in Q3 2020 per actor
(for top 5 most frequently mentioned actors)

N.B. An eviction may have more than one implementing actor. For total number of evicted refugees in reporting period, refer to data on main dashboard.

Actor	Number
Municipality officials	920
Landlord	575
Other non-state agent	80
Other state agent	37
Unknown	34

Number of evicted refugees in 2020 per reason
(for top 6 most frequently mentioned reasons)

N.B. An eviction may be implemented due to more than one reason.

Reason	Number
Owner reappropriating property for alternative/personal use	1188
Tension with host community	434
Tension with landlord	392
Inability to pay rent	284
Syrian refugee committed a crime in area	80
Authority's order based on environmental reasons	60

Number of evicted refugees in 2020 per actor
(for top 6 most frequently mentioned actors)

N.B. An eviction may have more than one implementing actor. For total number of evicted refugees in reporting period, refer to data on main dashboard.

Actor	Number
Municipality officials	1,002
Landlord	881
Religious authority	119
Internal Security Forces (ISF)	118
Other non-state agent	80
Litani River Authority (LRA)	60

Trends Charts on Collective Evictions

Main actors involved in ordering and/or publicizing eviction notice
(based on date of new eviction notice)

Main actors involved in ordering and/or publicizing eviction notice (%)
(based on date of new eviction notice)

Main actors involved in implementing actual eviction
(based on date of actual eviction)

Main actors involved in implementing actual eviction (%)
(based on date of actual eviction)

Main reasons for new eviction notices
(based on date of new eviction notice)

Main reasons for new eviction notices (%)
(based on date of new eviction notice)

Main reasons for actual evictions
(based on date of actual eviction)

Main reasons for actual evictions (%)
(based on date of actual eviction)