

COLLECTIVE EVICTIONS AND EVICTION NOTICES

ActivityInfo report covering January - March 2019



UNHCR
The UN Refugee Agency

COLLECTIVE?	Yes	<--- Select 'yes' to only display collective evictions
YEAR	2019	<--- Use this filter (* means ALL)
QUARTER	Q1	<--- Use this filter (* means ALL)

KEY FIGURES

No. of new eviction notices during reporting period	63	
No. of actual evictions during reporting period	27	
Individuals affected by new eviction notices	10,603	(based on new eviction notices issued during reporting period)
Individuals affected by actual evictions	1,932	(based on actual evictions enacted during reporting period)
Individuals remaining at risk of eviction	5,022	(based on eviction notices issued during preceding 12 months (1 Apr 2018 - 31 Mar 2019))
Families affected by new eviction notices	2,113	(based on new eviction notices issued during reporting period)
Families affected by actual evictions	383	(based on actual evictions enacted during reporting period)
Shelter units affected by new eviction notices	1,419	(based on new eviction notices issued during reporting period)
Shelter units affected by actual evictions	330	(based on actual evictions enacted 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	3.2%
Authority's order based on environmental reasons	58.7%
Municipal Development Plan	4.8%
MolM Directive	1.6%
Not abiding by municipality curfew	0.0%
Presence of illegal and/or hard structures	12.7%

Landlord/owner

Tension with landlord	1.6%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	20.6%
Other breach of contract by landlord(s)	0.0%

Host community

Tension with host community	4.8%
Complaints from neighbours	3.2%
Not abiding by political group's curfew	0.0%
Syrian refugee committed a crime in area	0.0%

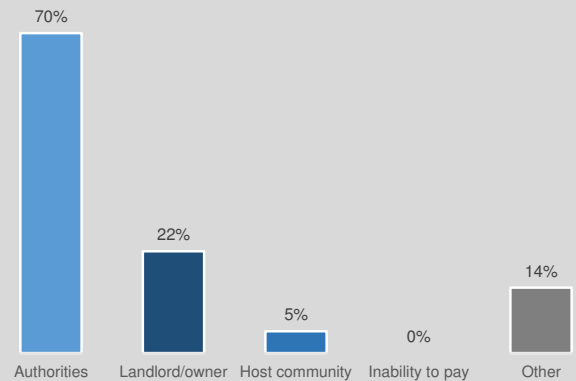
Inability to pay

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

Other

Contract expired	1.6%
Other breach of contract by tenant(s)	3.2%
Discrimination (nationality/religion)	1.6%
Structural reasons related to safety	1.6%
Lack of legal residency and/or requirement for sponsorship	6.3%
Unknown	0.0%

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 (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	3.7%
Authority's order based on environmental reasons	63.0%
Municipal Development Plan	7.4%
MolM Directive	3.7%
Not abiding by municipality curfew	0.0%
Presence of illegal and/or hard structures	14.8%

Landlord/owner

Tension with landlord	0.0%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	22.2%
Other breach of contract by landlord(s)	0.0%

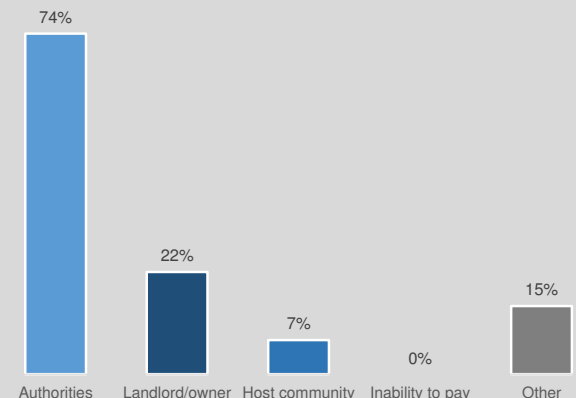
Host community

Tension with host community	7.4%
Complaints from neighbours	7.4%
Not abiding by political group's curfew	0.0%
Syrian refugee committed a crime in area	0.0%

Inability to pay

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

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



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Other

Contract expired	3.7%
Other breach of contract by tenant(s)	3.7%
Discrimination (nationality/religion)	0.0%
Structural reasons related to safety	0.0%
Lack of legal residency and/or requirement for sponsorship	7.4%
Unknown	0.0%

N.B. An eviction can be related to reasons falling into more than one category (e.g. both Authorities and Landlord).

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)	1.6%
Internal Security Forces (ISF)	7.9%
Litani River Authority (LRA)	41.3%
Municipality officials	33.3%
Military Intelligence	1.6%
General Security Office	0.0%
District Commissioner	0.0%
Governor	12.7%
Mokhtar	0.0%
Other state agent	9.5%

Landlord/owner

Landlord	22.2%
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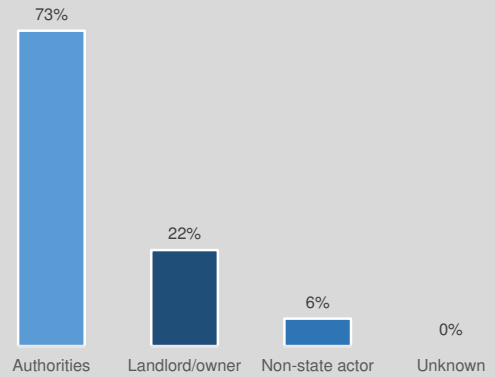
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	3.2%
Other non-state agent	3.2%

Unknown

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.

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)	7.4%
Litani River Authority (LRA)	44.4%
Internal Security Forces (ISF)	29.6%
Municipality officials	14.8%
Military Intelligence	7.4%
General Security Office	0.0%
District Commissioner	0.0%
Governor	3.7%
Mokhtar	0.0%
Other state agent	7.4%

Landlord/owner

Landlord	18.5%
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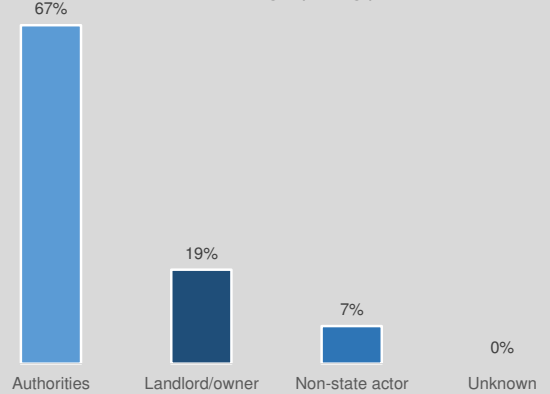
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	3.7%

Unknown

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.

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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	18.5%
Concierge's room in residential building	0.0%

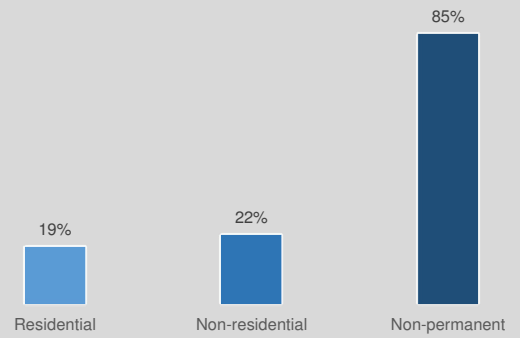
Non-residential

Garage	0.0%
Active construction site	0.0%
Agricultural/engine/pump room	7.4%
Factory	0.0%
Farm	3.7%
Hotel room	0.0%
School	3.7%
Shop	7.4%
Warehouse	7.4%
Workshop	7.4%

Non-permanent

Tent	74.1%
Prefab unit	18.5%

Type of housing at time of actual eviction



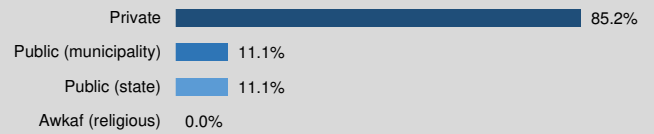
N.B. An eviction can concern various types of housing falling into more than one category.

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 is more than 100%.

Private	85.2%
Public (municipality)	11.1%
Public (state)	11.1%
Awkaf (religious)	0.0%

Type of property ownership at time of actual eviction

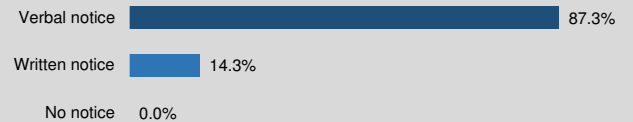


Type of eviction notice

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

Verbal notice	87.3%
Written notice	14.3%
No notice	0.0%

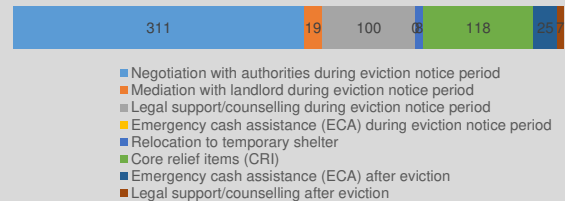
Type of eviction notice



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

	# households benefiting
Negotiation with authorities during eviction notice period	311
Mediation with landlord during eviction notice period	19
Legal support/counselling during eviction notice period	100
Emergency cash assistance (ECA) during eviction notice period	0
Relocation to temporary shelter	8
Core relief items (CRI)	118
Emergency cash assistance (ECA) after eviction	25
Legal support/counselling after eviction	7

Type of assistance



Trends Charts on Collective Evictions

No. of evicted individuals per field area (Q1 2019)

