

COLLECTIVE EVICTIONS AND EVICTION NOTICES

ActivityInfo report covering October 2020 - December 2020



KEY FIGURES

No. of actual evictions during reporting period	10	
Individuals affected by actual evictions	2,733	(based on actual evictions enacted during reporting period)
Families affected by actual evictions	554	(based on actual evictions enacted during reporting period)
Individuals remaining at risk of eviction	13,655	(based on eviction notices issued during preceding 12 months (1 Jan 2020 - 31 Dec 2020))
No. of new eviction notices during reporting period	34	
Individuals affected by new eviction notices	7,089	(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	5.9%
Authority's order based on environmental reasons	11.8%
Municipal Development Plan	0.0%
MoIM Directive	0.0%
Not abiding by municipality curfew	2.9%
Presence of illegal and/or hard structures	0.0%
Public health/COVID-19	0.0%

Landlord/owner

Tension with landlord	23.5%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	11.8%
Other breach of contract by landlord(s)	0.0%

Host community

Tension with host community	26.5%
Complaints from neighbours	8.8%
Not abiding by political group's curfew	0.0%
Syrian refugee (allegedly) committed a crime in area	5.9%

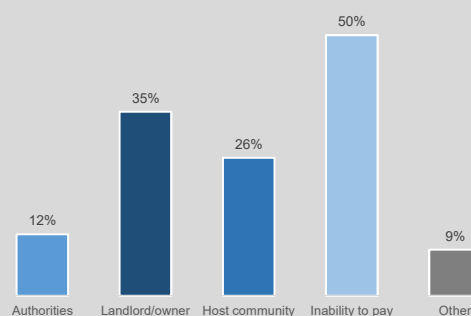
Inability to pay

Inability to pay rent	41.2%
Inability to pay for regularization of residency	5.9%
Inability to pay taxes	2.9%

Other

Contract expired	0.0%
Other breach of contract by tenant(s)	0.0%
Discrimination (nationality/religion)	0.0%
Structural reasons related to safety	2.9%
Lack of legal residency and/or requirement for sponsorship	0.0%
Other	2.9%
Unknown	2.9%

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	0.0%
Authority's order based on environmental reasons	10.0%
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	40.0%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	20.0%
Other breach of contract by landlord(s)	0.0%

Host community

Tension with host community	30.0%
Complaints from neighbours	0.0%
Not abiding by political group's curfew	0.0%
Syrian refugee (allegedly) committed a crime in area	10.0%

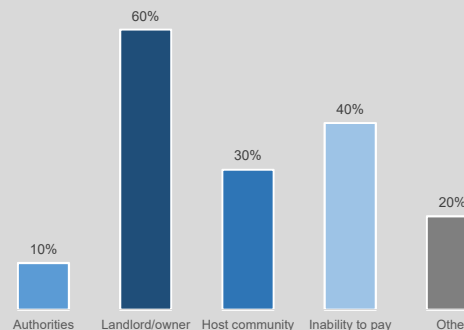
Inability to pay

Inability to pay rent	30.0%
Inability to pay for regularization of residency	0.0%
Inability to pay taxes	10.0%

Other

Contract expired	0.0%
Other breach of contract by tenant(s)	0.0%
Discrimination (nationality/religion)	0.0%
Structural reasons related to safety	10.0%
Lack of legal residency and/or requirement for sponsorship	0.0%
Other	0.0%
Unknown	10.0%

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)	11.8%
Litani River Authority (LRA)	2.9%
Municipality officials	14.7%
Military Intelligence	0.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	0.0%
Mokhtar	0.0%
Other state agent	2.9%

Landlord/owner

Landlord	73.5%
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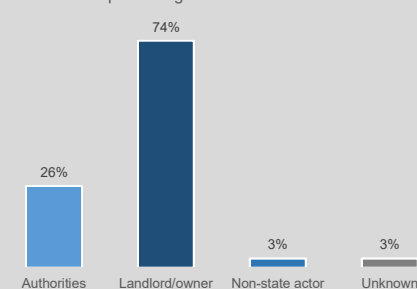
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	2.9%

Unknown

Unknown	2.9%
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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)	10.0%
Internal Security Forces (ISF)	10.0%
Municipality officials	10.0%
Military Intelligence	0.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	0.0%
Mokhtar	0.0%
Other state agent	10.0%

Landlord/owner

Landlord	80.0%
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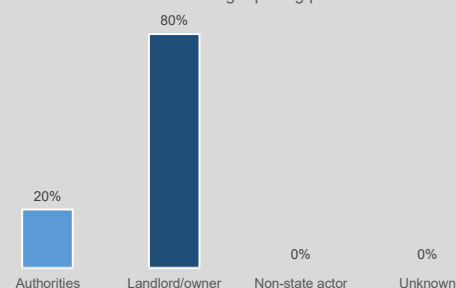
Non-state actor

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

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. 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	20.0%
Concierge's room in residential building	0.0%

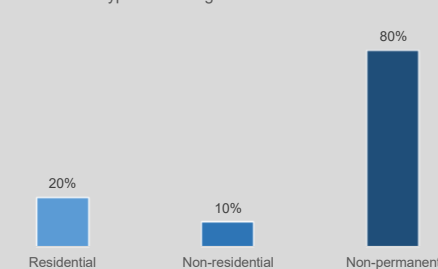
Non-residential

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	10.0%
Workshop	0.0%

Non-permanent

Tent	80.0%
Prefab unit	0.0%

Type of housing at time of actual eviction



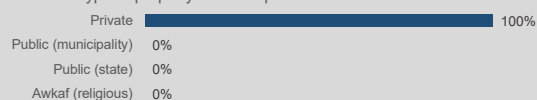
N.B. One collective eviction may affect individuals living in types of housing falling into more than one category (e.g. families evicted from apartments -residential- and garages -non residential- at the same time).

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

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	79%
Written notice	12%
No notice	9%

Type of eviction notice

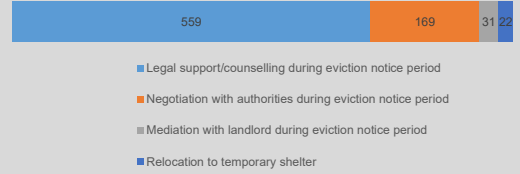


Type of assistance (for those subject to evictions notices)

(as reported by individuals who were subject to evictions notices during reporting period)

Type of assistance	# households benefiting
Legal support/counselling during eviction notice period	559
Negotiation with authorities during eviction notice period	169
Mediation with landlord during eviction notice period	31
Relocation to temporary shelter	22

Type of assistance

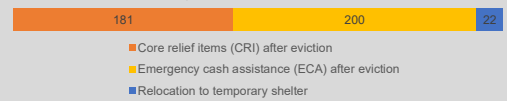


Type of assistance (for those evicted)

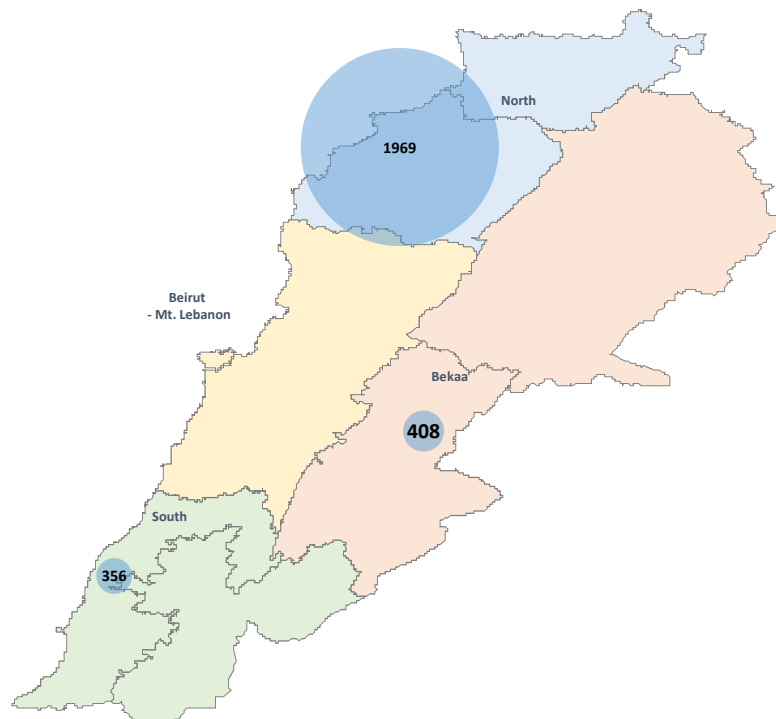
(as reported by individuals evicted during reporting period)

Type of assistance	# households benefiting
Core relief items (CRI) after eviction	181
Emergency cash assistance (ECA) after eviction	200
Relocation to temporary shelter	22

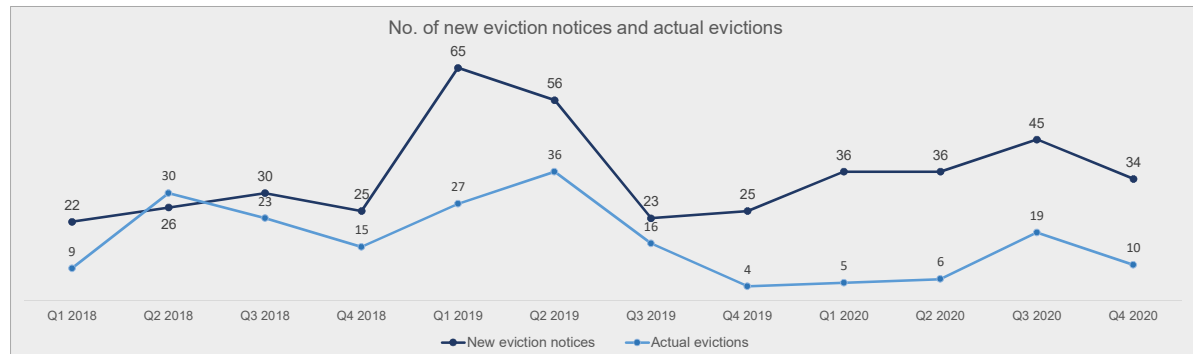
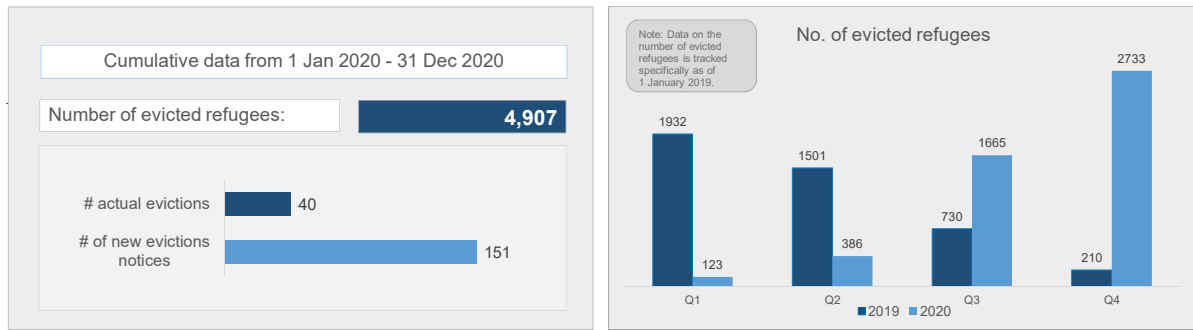
Type of assistance



Number of individuals evicted per location
Oct - Dec 2020



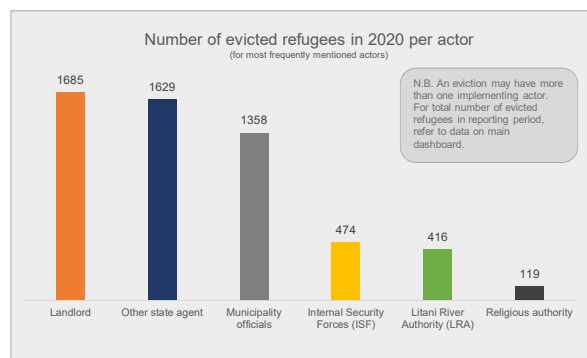
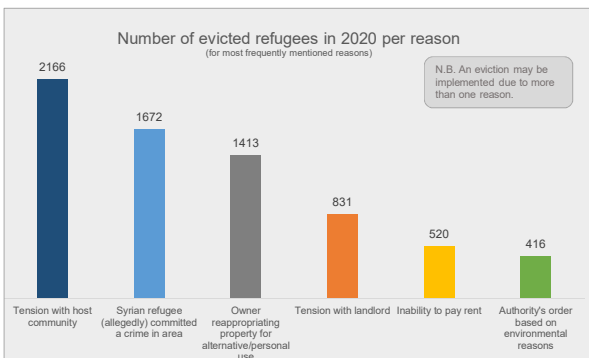
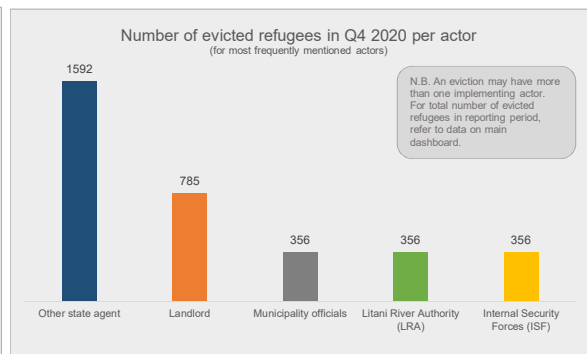
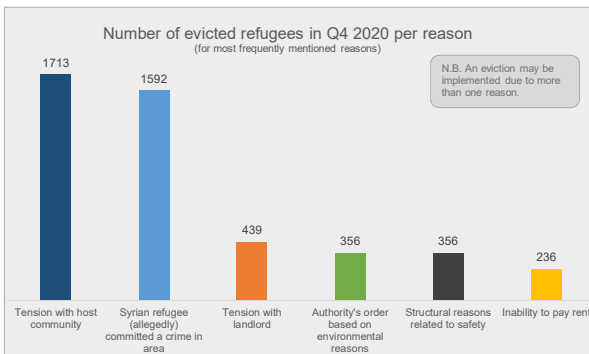
Trends Charts on Collective Evictions



The four charts below analyse data on the basis of the number of individuals affected, so results differ from the first page of the dashboard which presents information disaggregated per number of incidents of collective eviction.

It should be noted that the Bcharre collective eviction (which occurred in North Lebanon in November 2020) involved more individuals than all other 4th quarter collective evictions combined (1592 individuals affected by Bcharre, compared to 1141 for all others) and so the causes and actors involved in this eviction are weighted extremely heavily if we analyse the data per individual affected, as below. Further, as individuals affected by the Bcharre evictions made up 32% of all individuals evicted in 2020 this one incident also weighs heavily on findings for the whole year.

Regarding the 4th quarter specifically, tension with the host community and crime (allegedly) committed by a Syrian refugee were listed as the causes of eviction in Bcharre, which explains why they appear here as the causes affecting the highest numbers of individuals. If Bcharre were removed from the calculations then tension with the host community would still be the cause of actual collective evictions affecting the greatest number of individuals (272), but only slightly ahead of inability to pay rent (236). Despite the high number of people affected by evictions linked to crime (allegedly) committed by a Syrian refugee, this reason was only cited in the case of Bcharre, and not in any other collective eviction during the 4th quarter of 2020. Further, non-state agents (specifically members of the host community) were involved in carrying out the collective eviction only in the case of Bcharre but non-state agents appear in the 4th quarter as being the actor having impacted the highest number of individuals due to the scale of the Bcharre incident. Setting Bcharre aside, eviction decisions by landlords affected 69% of all individuals evicted.



Trends Charts on Collective Evictions

