

COLLECTIVE EVICTIONS AND EVICTION NOTICES

ActivityInfo report covering January - December 2019



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

KEY FIGURES

No. of actual evictions during reporting period	84	
Individuals affected by actual evictions	4,409	(based on actual evictions enacted during reporting period)
Families affected by actual evictions	957	(based on actual evictions enacted during reporting period)
Individuals remaining at risk of eviction	8,649	(based on eviction notices issued during preceding 12 months (1 Jan 19 - 31 Dec 19))
No. of new eviction notices during reporting period	170	
Individuals affected by new eviction notices	25,016	(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	7.6%
Authority's order based on environmental reasons	42.9%
Municipal Development Plan	2.4%
MoIM Directive	0.6%
Not abiding by municipality curfew	0.0%
Presence of illegal and/or hard structures	9.4%

Landlord/owner

Tension with landlord	7.1%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	15.3%
Other breach of contract by landlord(s)	0.6%

Host community

Tension with host community	11.8%
Complaints from neighbours	6.5%
Not abiding by political group's curfew	0.0%
Syrian refugee committed a crime in area	2.4%

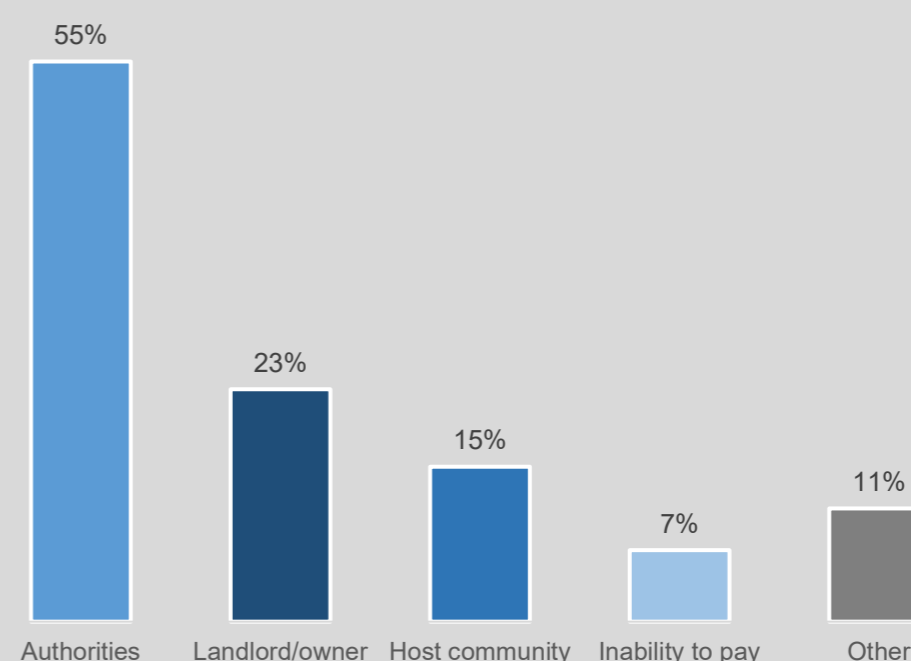
Inability to pay

Inability to pay rent	7.1%
Inability to pay for regularization of residency	0.0%
Inability to pay unlawful taxes	0.0%

Other

Contract expired	2.9%
Other breach of contract by tenant(s)	1.2%
Discrimination (nationality/religion)	1.8%
Structural reasons related to safety	1.2%
Lack of legal residency and/or requirement for sponsorship	4.1%
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	6.0%
Authority's order based on environmental reasons	51.2%
Municipal Development Plan	3.6%
MoIM Directive	1.2%
Not abiding by municipality curfew	0.0%
Presence of illegal and/or hard structures	11.9%

Landlord/owner

Tension with landlord	3.6%
Non-compliance with landlord's exploitative conditions	0.0%
Owner reappropriating property for alternative/personal use	16.7%
Other breach of contract by landlord(s)	0.0%

Host community

Tension with host community	15.5%
Complaints from neighbours	10.7%
Not abiding by political group's curfew	0.0%
Syrian refugee committed a crime in area	3.6%

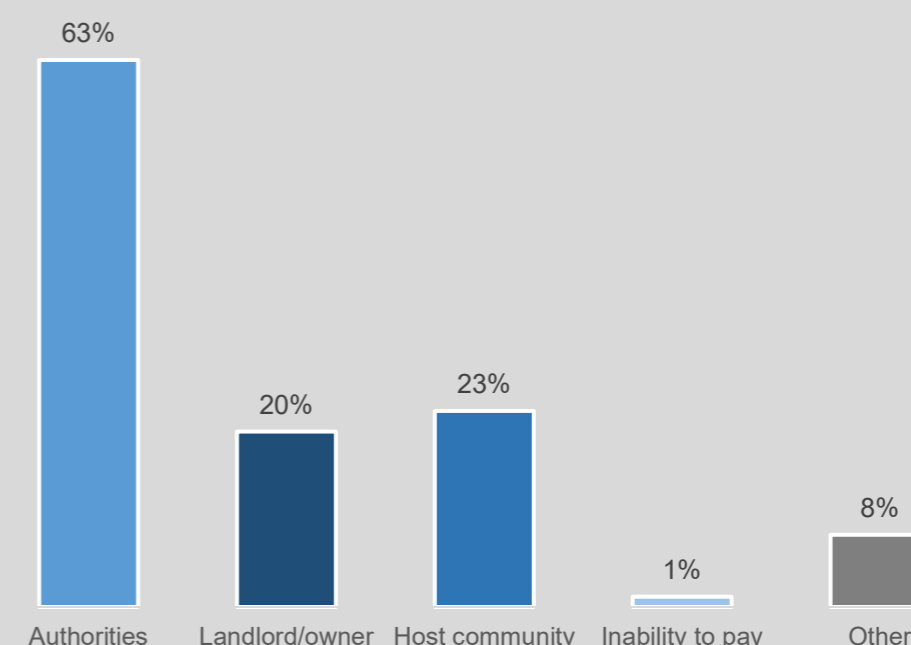
Inability to pay

Inability to pay rent	1.2%
Inability to pay for regularization of residency	0.0%
Inability to pay unlawful taxes	0.0%

Other

Contract expired	1.2%
Other breach of contract by tenant(s)	1.2%
Discrimination (nationality/religion)	1.2%
Structural reasons related to safety	2.4%
Lack of legal residency and/or requirement for sponsorship	2.4%
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).

COLLECTIVE EVICTIONS AND EVICTION NOTICES

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UNHCR
The UN Refugee Agency

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)	1.8%
Internal Security Forces (ISF)	11.8%
Litani River Authority (LRA)	24.7%
Municipality officials	35.9%
Military Intelligence	2.9%
General Security Office	0.0%
District Commissioner	0.0%
Governor	8.2%
Mokhtar	0.0%
Other state agent	4.7%

Landlord/owner

Landlord	31.8%
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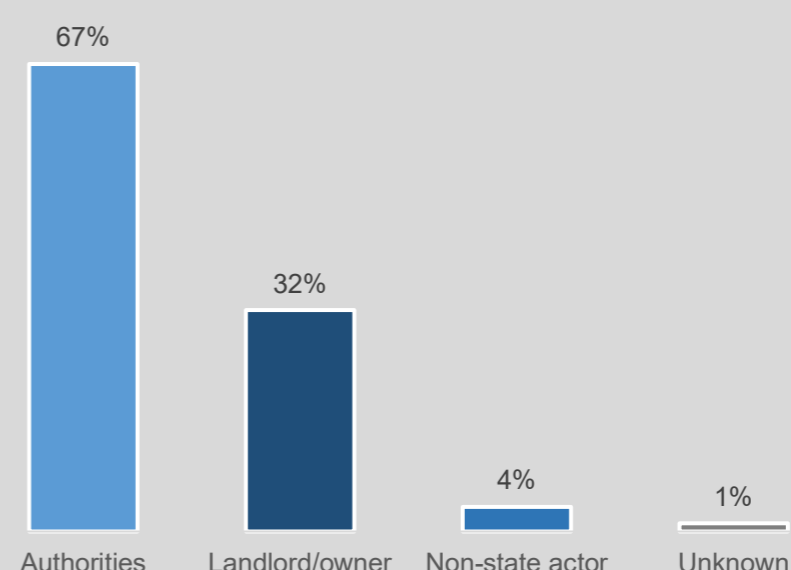
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	1.2%
Other non-state agent	2.4%

Unknown

Unknown	1.2%
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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)	6.0%
Litani River Authority (LRA)	34.5%
Internal Security Forces (ISF)	28.6%
Municipality officials	27.4%
Military Intelligence	6.0%
General Security Office	0.0%
District Commissioner	0.0%
Governor	4.8%
Mokhtar	0.0%
Other state agent	4.8%

Landlord/owner

Landlord	23.8%
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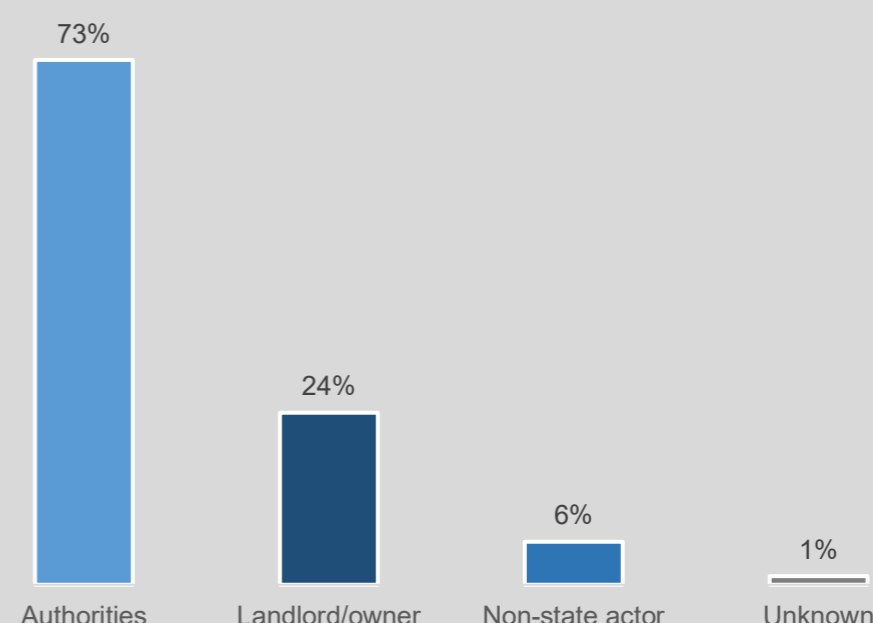
Non-state actor

Political party/entity	0.0%
Religious authority	0.0%
Family member	0.0%
Other non-state agent	2.4%

Unknown

Unknown	1.2%
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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.

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	22.6%
Concierge's room in residential building	1.2%

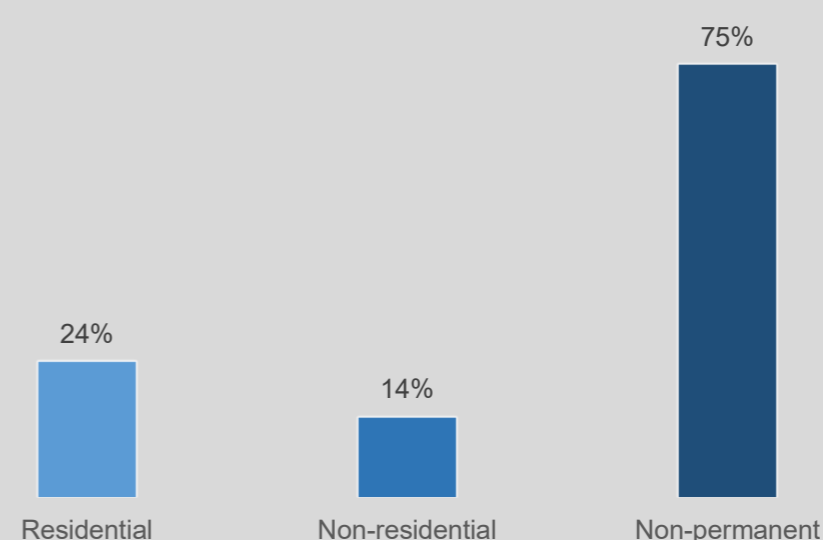
Non-residential

Garage	1.2%
Active construction site	1.2%
Agricultural/engine/pump room	8.3%
Factory	0.0%
Farm	1.2%
Hotel room	0.0%
School	1.2%
Shop	3.6%
Warehouse	3.6%
Workshop	2.4%

Non-permanent

Tent	71.4%
Prefab unit	6.0%

Type of housing at time of actual eviction



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

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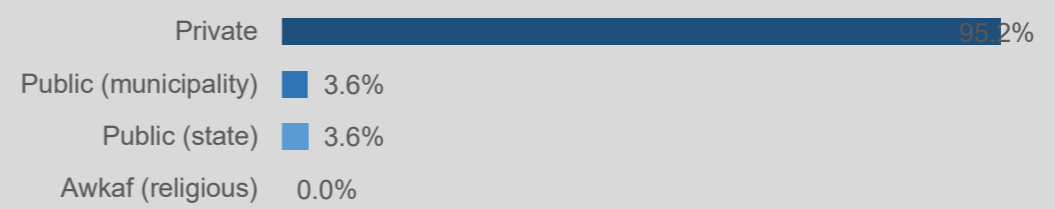
UNHCR
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Type of property ownership (at time of actual eviction)

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	95.2%
Public (municipality)	3.6%
Public (state)	3.6%
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 could be more than 100%.

Verbal notice	85.9%
Written notice	11.8%
No notice	3.5%

Type of eviction notice



Type of assistance

(as reported by individuals evicted during reporting period)

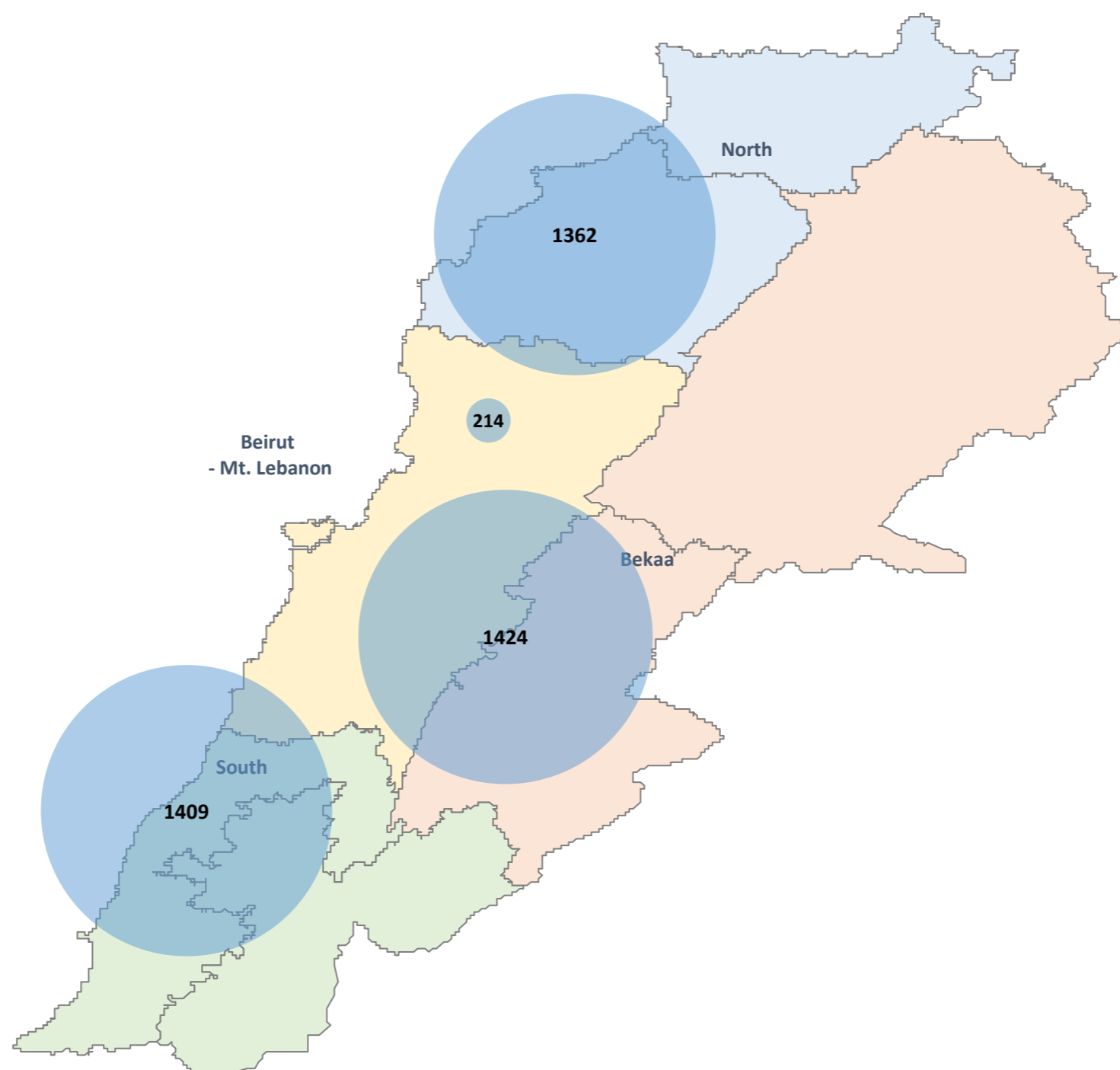
	# households benefiting
Negotiation with authorities during eviction notice period	532
Mediation with landlord during eviction notice period	282
Legal support/counselling during eviction notice period	338
Emergency cash assistance (ECA) during eviction notice period	29
Relocation to temporary shelter	35
Core relief items (CRI)	164
Emergency cash assistance (ECA) after eviction	80
Legal support/counselling after eviction	239

Type of assistance

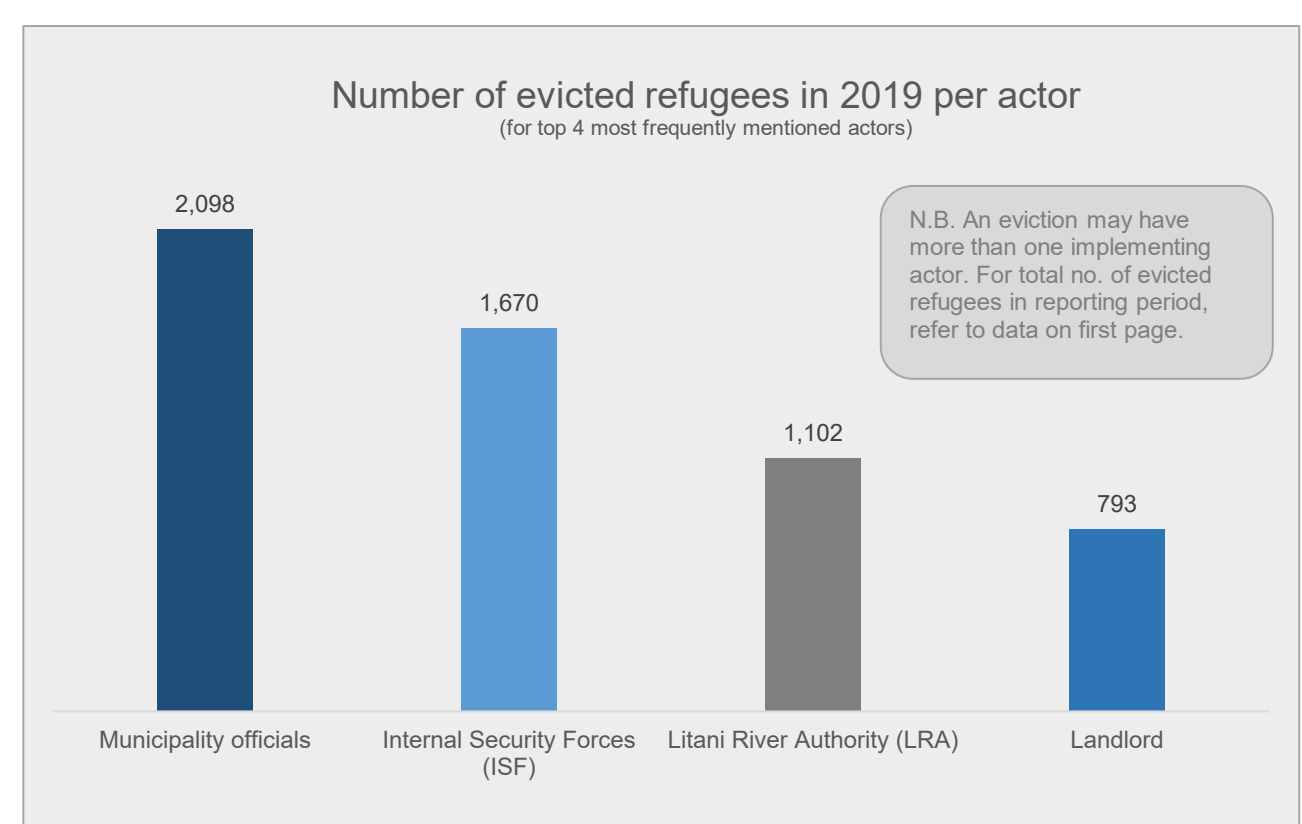
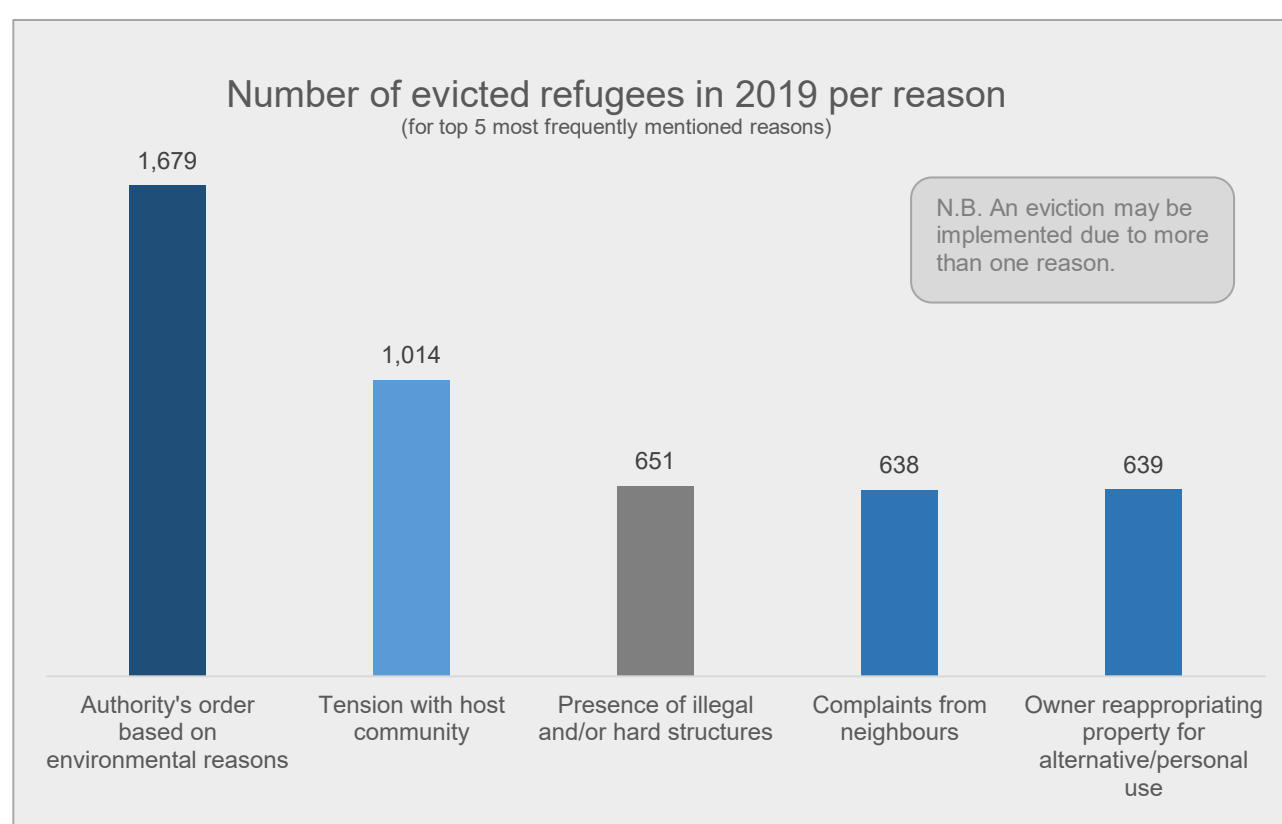
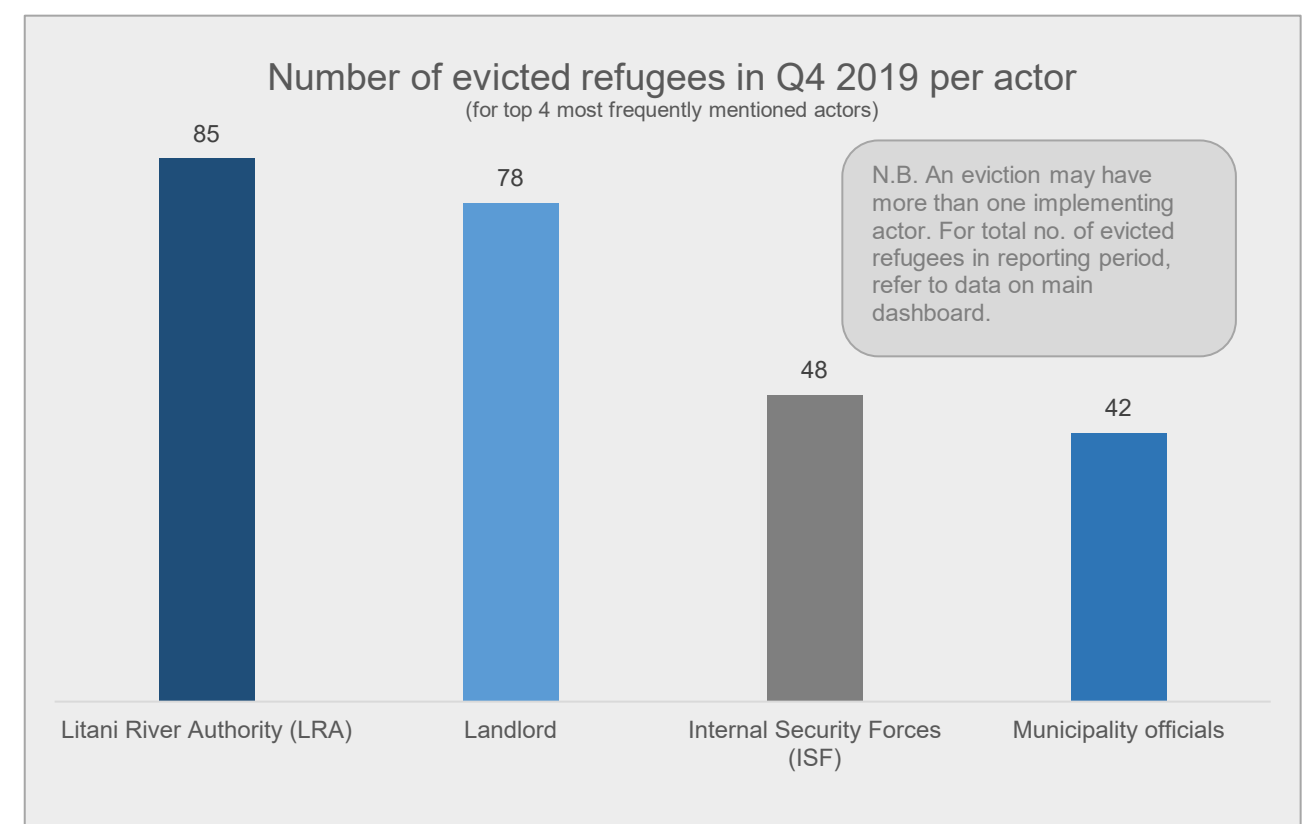
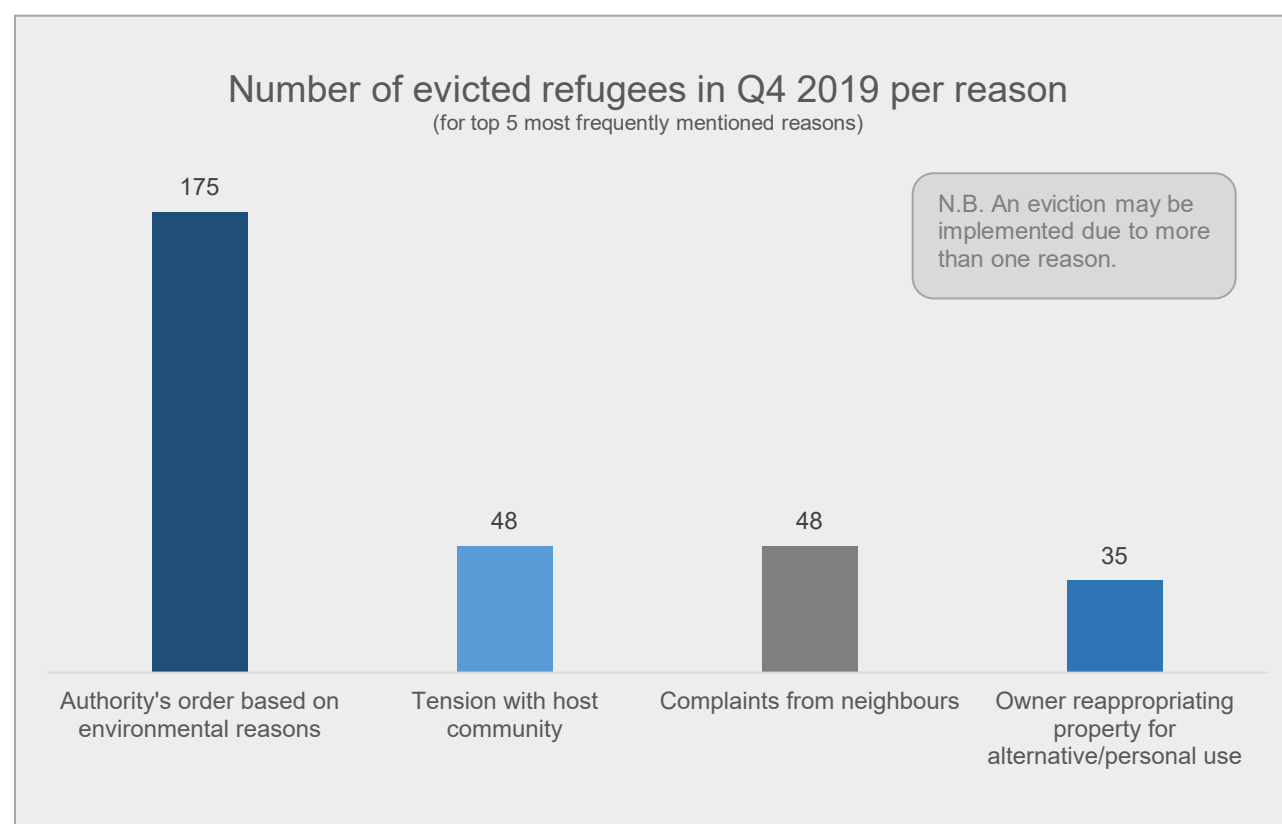
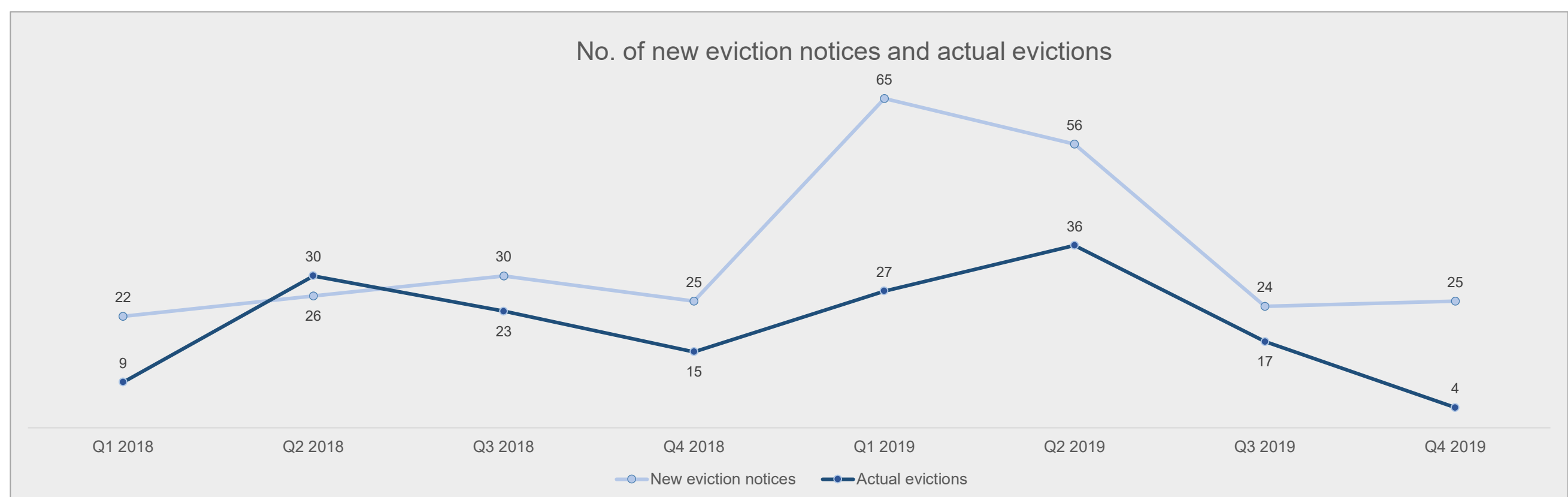
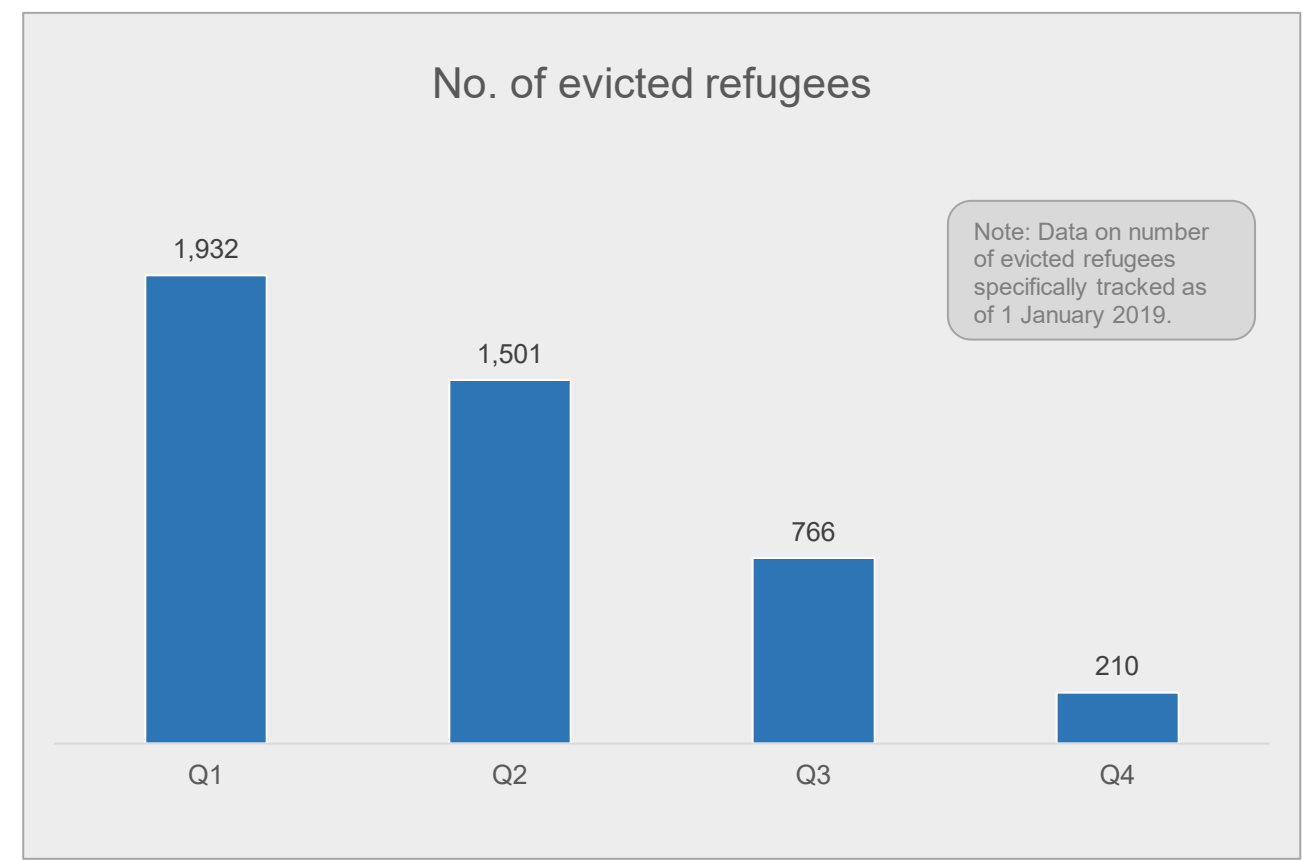
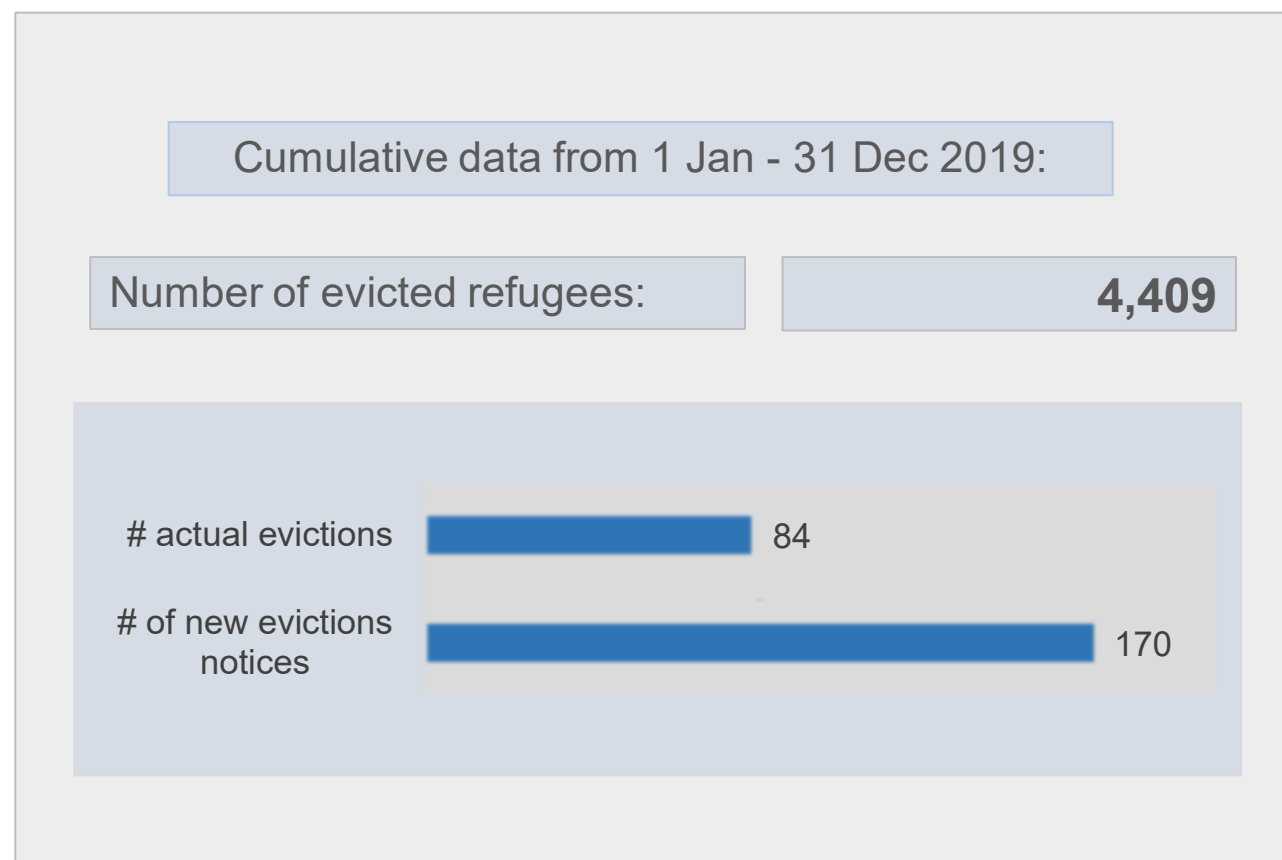


- Negotiation with authorities during eviction notice period
- Mediation with landlord during eviction notice period
- Legal support/counselling during eviction notice period
- Emergency cash assistance (ECA) during eviction notice period
- Relocation to temporary shelter
- Core relief items (CRI)
-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

No. of evicted individuals per field area
Jan - Dec 2019



Trends Charts on Collective Evictions



Trends Charts on Collective Evictions

