Evictions are commonly carried out for any of the following reasons:

- Safety and security
- Failure to pay rent and other disputes with landlords
- Desire by landlord to use land for alternative purposes
- Social tensions

**KEY PRINCIPLES**

All options should be explored to prevent evictions; they can only be a last resort. The response to evictions will be tailored depending on the reason and the type of eviction.

The operational response must be carefully coordinated, within an agreed strategy, so that engagement is carried out with the right balance between the rights and humanitarian needs of affected populations and the legal justification underlying the eviction.

All protection responses must be underpinned by, and adhere to the “do no harm principle”, by ensuring that interventions do not increase protection risks faced by the affected persons and do not create any additional risks.

Due to operational constraints, UNHCR and partners are required to prioritize the response to the most vulnerable, especially in large eviction situations.

**OVERVIEW**

~13,700 evicted individuals tracked by UNHCR in 2017

~32% of eviction threats result in eviction

HUMANITARIAN RESPONSE

Depending on protection needs, eviction type, and location, the eviction response focuses on:

- **Advocacy**
  - With Government of Lebanon and relevant authorities to prevent evictions
  - With LAF or landlords to extend grace period prior to eviction, to give refugees time to find alternative accommodation
  - With neighbouring municipalities to accept relocating refugees

- **Monitoring**
  - Tracking movements through contact with evictees or field visits
  - Post-response monitoring to ensure needs met

- **Operational response**
  - Referral for emergency or protection cash assistance
  - Core relief items based on needs assessment
  - Provision, in transit and relocation sites, of shelter kits, latrines and water trucks, hygiene kits, mobile medical units, and food parcels (for the most vulnerable)

- **Relocation**
  - Identification and assessment of possible relocation sites
  - Obtaining approval for identified relocation sites from relevant authorities
  - Relocation to protection shelters or shared accommodation

- **Protection**
  - Protection monitoring
  - Protection counselling and legal assistance
  - Follow-up for persons with specific needs

- **Planning**
  - Contingency planning and preparedness for possible eviction scenarios

- **Coordination**
  - Involvement of all relevant actors

EVICTIONS AND RESPONSE THROUGHOUT LEBANON

Response to Mizyara evictions in the North

UNHCR and partners tracked 175 households (822 persons) that were evicted from Mizyara in September-October 2017.

- Core relief items (mattresses and quilts) provided to 61 households; WASH and shelter support provided to 68 households.
- Emergency cash assistance provided to 67 households.
- 109 evicted children assisted to enrol in new schools.
- Follow-up with evicted refugee families on situation and to facilitate reporting on relocation sites; identification of vulnerabilities via community focal points, outreach volunteers and protection monitoring teams.

Response to TOIL pipeline evictions in Akkar

In February 2017, some 220 households (1,336 persons) living near the Tripoli Oil Installations (TOIL) pipeline received eviction notices. By the end of March, 91% had been evicted.

- Advocacy with TOIL and LAF to extend the eviction notice period and clarify the distance to be maintained from the pipeline.
- Basic assistance provided at relocation sites (including 75 shelter kits, 22 latrines, 14 water tanks, 176 hygiene kits, 109 baby kits, 167 core relief items kits and 176 jerry cans).
- Protection counselling sessions conducted with 90 refugee households, of which 33 households received assistance with lease agreements.

Response to Riyak evictions

In 2017, 4,200 persons were evicted as a result of the military evictions in Riyak.

- Advocacy with LAF to delay enforcement of eviction notice and clarify the distance to be maintained from the pipeline.
- One-off cash assistance provided to 737 evicted Syrian families, by UNHCR (458 families), NRC (237 families) and Intersos (42 families).
- Specialized protection services and assistance to evictees provided, and counselling on the relocation process and needed approvals.
- Families unable to move from sites being vacated offered transitional solutions, including assisted relocation.

Response to Bcharre evictions in the North

By 1 December 2017, 93 households (488 individuals) were confirmed as evicted from Bcharre.

- Advocacy with local, regional and central authorities to annul or postpone the eviction; advocacy for the reopening of the school and to mitigate tension.
- 40 refugee children were assisted to enrol in a new school.
- Core relief items provided to 11 households; WASH and shelter support provided to 12 households.
- Emergency cash provided to 5 households.
- Daily protection monitoring through OVs and partners, for updates on situation and refugees movements.

For more information, please contact Catherine Phillips at philipp@unhcr.org

March 2018
Evictions initiated by...

- **BEIRUT & MOUNT LEBANON**
  - 848 families evicted
  - 5,507 families at risk of eviction
  - Main reasons for eviction:
    - Risk to security: 34%
    - Social tensions: 30%
    - Other breaches of contract by landlord: 5%
    - Unknown: 4%
    - Personal use by landlord: 2%
    - Contract expiry: 2%
    - Inability to pay rent: 2%
    - Municipal development plan: 2%

- **BEKAA & BAALBEK EL HERMEL**
  - 1,300 families evicted
  - 2,600 families at risk of eviction
  - Main reasons for eviction:
    - Risk to security: 58%
    - Municipal development plan: 30%
    - Inability to pay rent: 6%
    - Personal use by landlord: 4%
    - Lack of administrative approval...: 1%
    - Complaints from neighbours: 1%

- **NORTH & AKKAR**
  - 318 families evicted
  - 1,519 families at risk of eviction
  - Main reasons for eviction:
    - Inability to pay rent: 47%
    - Risk to security: 17%
    - Personal use by landlord: 5%
    - Municipal development plan: 4%

- **SOUTH & EL NABATIYEH**
  - 80 families evicted
  - 263 families at risk of eviction
  - Main reasons for eviction:
    - Inability to pay rent: 73%
    - Other: 19%
    - Social tensions: 6%
    - Risk to security: 3%

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