The threat of eviction and its impact on residents

Many of the historical buildings are occupied by old-rent tenants. These tenants often live under permanent threat of eviction, at the mercy of radical changes in the real-estate market. Alongside the threat of eviction and constant anxiety, tenants are unable to renovate their homes for fear that their effort and money would be wasted if they are then thrown out.

Story One: The story of this building begins with the current tenant's grandmother. More than 100 years ago, the grandmother rented the house for a single gold pound per month. The old rent contract was transferred to the current tenant, who lives on the ground floor. The owners who are members of the Nehme family and live on the first storey, decided to demolish the building. Four years ago, they sent the tenant a notice of eviction.

On receipt of the notice, the tenant went to the courts, and a year and a half ago, the court ruled that she should receive $7,000 as compensation for leaving the building. To date, however, she has received no money. The owners recently rented the first storey at a cost of $6,000, despite their stated intention to demolish the building. The building is in dire need of repair: the building is in dire need of repair.

Stroy Two: A tenant paying old rent lives on the first storey with his family. He is a friendly man, but has never involved himself in the neighbourhood's social life. He rented the apartment from the Ismail family after getting married in 1994.

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When there is no threat of eviction and relations between owner and tenant are cordial, this is an issue of public interest.

As we get to know the streets and alleys whose residents have witnessed significant changes in the architectural and social environment, we pose questions about heritage and the housing policies which have led to the displacement of communities.

The Another City Series sees local history through the lens of its community's stories, an approach which gives us space to reconsider both dominant models of urban development and the policies which shape the housing market.

The neighbourhood of Msaytbeh has been through several waves of eviction and demolition in the recent past. The first of those families was the 26-evicted families in the area where the road was dug, and a tunnel was dug, which had a further affect the neighbourhood and its residents. There were now two mutually opposed Msaytbehs—Christian and Muslim—with Café Msaytbeh as the frontline between them. To the residents in the neighbourhood explain that these collectors for the municipality. In the early 1950s, the wealthier, pro-Chamoun section of the area. Houses in this part of the neighbourhood were characteristically palace-like and surrounded by gardens. Members worked as clerks in the port or for the electricity

The Housing Monitor seeks to provide a comprehensive overview of housing in the country, recognizing that housing is more than just shelter, and encompasses social networks and access to other resources available in the local environment. In response to studies of residential patterns and changes in land ownership, in particular the changing number of families and vacant units and buildings in Beirut's residential neighborhoods, not to mention the difficultly residents have in getting access to affordable and appropriate accommodations, the Housing Monitor was launched with the purpose of advancing a range of new phenomena as symbols of wider systemic processes at work in the city, and to transform individual initiatives into fight for housing rights into an issue of public interest.

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Based on the research project: "Mapping Beirut Through Its Tenants’ Stories" 2015-2019

MOUSSEITBEH

Another City Series: Housing Narratives

Dar al-Malak Al-Sayidine, Beirut, Lebanon, 14/7/2014

This series of pamphlets is associated with the Housing Monitor, an online platform which captures and analyses the groundwork for advocacy, and promotes alternative strategies with the objective of promoting the right to housing in Lebanon.

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Housing Monitor
Housing@beirutvictims.org / housingmonitor.org

The housing situation in Msaytbeh is a case in the following story, of a tenant who is proud to have been able to rent an apartment in the new building. The story of this building begins with the current tenant's grandmother. More than 100 years ago, the grandmother rented the house for a single gold pound per month. The old rent contract was transferred to the current tenant, who lives on the ground floor. The owners who are members of the Nehme family and live on the first storey, decided to demolish the building. Four years ago, they sent the tenant a notice of eviction.

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Today, some of Msaytbeh’s old quarters are threatened with evictions and total demolition, such as the Aliaa, Salloum, Basha, and Forn alleys. These alleys are very old residential clusters, which for different reasons have managed to escape demolition, but their old-rent paying tenants are being subjected to many pressures and face the threat of eviction.
A plot containing an old, empty, single-storey building

A plot owned by the Kreidieh family, who also own Aal Mehyou

A plot previously owned by the Zantout family, which had a

A plot previously owned by the Sardouk family who also

The original owner of the property was from the

Ownership.

They are planned road

are far prettier than a lifeless, blank wall.

the old man is proud of the bushes and shrubs, and

the passage affords him a

Over the years, he has made several

strength of character he and wife showed in the

of entering people's homes. He is proud of the

their homes. He talks about the cowardice of the

was happy to oblige.

part of his own history, he asked the owner to

voluntarily looking after the place with the care

Story Two:

From the very beginning the tenant

running past these properties was the site of a vegetable

is currently blocked with stone barriers to prevent cars

occupied by a family paying old rent, and a first storey inhabited by old-

* A beautiful old building, also built in 1890, consisting of a ground floor

A new building has been put up in the old one.

A beautiful building still in good condition in 1955. The house

have unoccupied storerooms and a ground floor divided into four

innocent family owner in the process of selling the house in order to

They are planned road

Plot containing two buildings. The first building has two storeys: the

and houses 22 families, most of them new owners, with

as the Ministry of Culture is currently evaluating a request by

The demolition of old buildings and real-estate

The Ministry of Culture and historical buildings

A building owned by Mamluk and Dabbous, consisting of two empty storeys and a ground floor that

A building owned by Al Ahmad, which is threatened with demolition. Previously

A plot containing six empty single-storey buildings, which is threatened with demolition. Previously

The greatest threats to the character of the neighborhood and its residents are planned road networks and changes in property ownership.