# **Introduction**

People want to feel safe from forced eviction, harassment and other threats. Rental Assistance is often described as programming that gives people “breathing space”, and as such understanding security of tenure is a key part of any rental assistance programme.

In this sub-step you are trying to understand a range of information to ensure that your programme:

* Is “secure enough” with respect to tenure to be acceptable both to tenants and property owners
* Minimises risks to the tenant by clearly defining obligations and responsibilities to avoid property owner’s misusing their inherent power over tenants.
* Does not place onerous requirements on property owners in rental agreements, or forcing them to use a rental agreement that is outside of the norm, such that they would not rent to the prospective tenants taking part in the programme.
* Can design processes to assist tenants if things go wrong (such as if there is the risk of forced eviction, or the tenant demands payment of items outside of the agreement).

A tool from the toolkit that may be useful to assist here includes:

* 1.7\_Tool\_SecurityofTenureAssessment\_RentalAssessment\_2023.docx
* A list of questions to help you assess security of tenure. It is expected that you might complete it drawing information from a range of sources.

Another useful resource is [IOM (2023) Guidance on HLP & Tenure Security for Rental Assistance](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjZjomdqNqCAxVcUkEAHVVPDvkQFnoECBIQAQ&url=https%3A%2F%2Frespuestavenezolanos.iom.int%2Fsites%2Fg%2Ffiles%2Ftmzbdl526%2Ffiles%2Fdocuments%2F2023-06%2Fhlp_rental-assistance_eng.pdf&usg=AOvVaw0UFzpXEKJkH8WEVeozhDhy&opi=89978449).

# **Sources of Information**

There are a range of sources that can help with understanding Security of Tenure for Rental Assistance programmes, these include:

* Staff and volunteers who have rented accommodation
* Tenant rights advice documents
* Association of property owners’ advice documents
* Government webpages and advice pages related to the law around security of tenure for rental
* Rental agencies/ real estate agents
* Affected people (trying to access rental housing market)
* Community leaders
* Informal brokers – who may connect property owners and tenants in the informal rental housing market.
* Tenants in the target population
* Existing tenants from both the affected population and host community
* Local authority staff
* Housing ministry/ department staff
* Academic reports where the academic research is focused on security of tenure

# **Monitoring**

On occasion post-crisis the government may change the legal framework related to tenure security to make it more attractive for property owners to rent to displaced people (who potentially could not be evicted under existing legislation), or there may be ongoing rental law reform.

The practitioner should ensure they have connected with those who might be able to warn of future changes or inform when changes are being discussed/do occur.