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No house evictions and extension temporal rental agreements

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Nobody should be cast out of their homes because of the coronacrisis. This sentiment is expressed by minister for the Environment and Housing van Veldhoven and the organizations of landlords and sector associations (Aedes, IVBN, Kences, Vastgoed Belang). They have therefore agreed to halt house evictions for now. On top of that the minister will introduce urgent legislation to extend temporal rental agreements. This is supported by the Woonbond and the LSVb. Adding to this statement vacancy administrators have in a separate statement expressed how they will relate to their residents during this time of crisis.

The cabinet has taken measures to ensure the least possible amount of people will have financial troubles in the short term. For tenants, who despite these measures aren't able to afford the monthly rent, landlords are committing to delivering custom solutions. On top of that there will be no house evictions during the coronacrisis. Unless there are clear reasons, like criminal activity or extreme nuisance.

The housing parties represent more than 80% of the rented living spaces in the Netherlands. The minister expects that through these commitments fitting steps have been taken to stop house evictions during the coronacrisis. If it turns out that these commitments aren't met or that landlords who are not part of a landlord association still continue evicting people, a legal measure is not off the table.

Urgent legislation

The minister will introduce urgent legislations which allows for the possibility for temporal rental agreements to be extended for a temporary period during this crisis. At this moment a temporal rental agreement can only be ended or be changed into an indefinite agreement. This can be a solution for tenants who are nearing the end of the duration of their agreement, but who are not able to find new living space due to the coronacrisis. The ministry attempts to pass this legislation as soon as possible.

Joint statement landlords about house evictions and temporal rental contracts during the Corona crisis

- The effects of the coronavirus hit all of us. Tenants can face a (sudden) loss of income due to the virus itself or as a result of the measures surrounding the virus. Every tenant is at risk: families, students, one person households or other types of households. Some tenants can't afford to pay the monthly rent anymore.
- The parties below view it as their shared responsibility to jointly take care of tenants that are hit hard by the virus. A good home is especially important in times like these.
- The Cabinet is taking a series of measures to help households, support employers so people can keep their jobs and measures for ZZP businesses and flex-employees to support their income.
- Apart from government support there are several other parties that can add to the solution of possible issues. Landlords are one of them. Through these means we jointly take our responsibility, so tenants aren't left in the cold.
- The government is the starting point of assistance, also for tenants. Hit tenants therefore will have to actively search for possibilities that the taken measures offer for support with their financial situation. But also by accessing existing possibilities, like social welfare, benefits from the UWV or by adjusting existing benefits.
- It takes time to organize these efforts and people can really start receiving financial support and in some situations tenants will not be able to bridge this period. In these situations landlords will search for custom solutions for tenants who are facing payment issues due to the corona virus.
- On top of that landlords will not charge tenants who are facing issues due to the coronavirus with collection costs. In this effort, the joint approach is to postpone house evictions for the time being, unless there are clear reasons, like criminal activity or extreme nuisance. In

procedures of house evictions that were started before last March 12th the landlord will judge the individual circumstances.

- Furthermore the Cabinet will allow, through urgent legislation, for the possibility that temporal rental agreements are extended for a temporary period during this crisis. This measure is inspired by the realisation that the daily life of many has been shaken by the coronacrisis. For those who have been contaminated by the virus and those close to them, the impact is enormous and direct. But the measures that have been taken also deeply disrupt our society. In these times it is unfitting to expect tenants to divert their full attention to searching for a different living space, when the notice period of the landlord for their temporal rental agreement is near. For landlords this also offers relief to not force them to search for a new tenant. For landlords and tenants who had already agreed that the rental agreement would be extended to an indefinite agreement these measures have no consequences.
- If the landlord is active as a contractor for the vacancy administration they will be alert for the consequences for residents of vacant property whose contracts expire during this coronacrisis. This will be in line with the statement of the VLBN.
- During the drafting of this statement we have consulted with the Woonbond, as an interest group for Dutch tenants, and the LSVb, as a representative of students. The Woonbond and the LSVb welcome the statement, as it lessens the insecurity tenants feel who might be in trouble due to the corona crisis.

Supported by:

- Aedes
- IVBN
- Kences
- Vastgoed Belang
- Minister for the Environment and Housing