

Rent relations in Latvia 1991- 2016.

*(for 90 percent apply to tenants of
denationalized houses).*

NGOs comments

«Latvian Tenants Association»,

“Association of owners of apartaments and tenants of
denationalized and municipal housing”

October 30th, 1991

Two Laws were adopted by the Supreme Council of the Republic of Latvia on the October 30th, 1991:

“On the Denationalization of Buildings in the Republic of Latvia”

“On the Return of Buildings to Their Legal Owners”

Tenants were divided into two groups, even though they had previously had equal contracts for lease of dwelling premises:

1. Tenants, who were granted the opportunity to privatize the apartments where they lived in exchange for privatization certificates (they had to spend just 200 – 500 LVL per apartment);

2. Tenants of denationalized houses, who were deprived of such opportunity

Denationalisation in Latvia is accompanied by cruel evictions of tenants from returned houses.

1998. Shirshina family had lived in the house since 1948, eviction:



Absence of debt, presence of landlord's will;
Police used tasers on people who protested against the forced eviction

the data of the Judicial Statistics
Department:

from 1995 to April 2009

38,313 families

were evicted by acts of courts.

As a result of outrageous legislative situation hundreds of families were given the «keys of the street» and became down-and-out homeless vagrants, while many people did not withstand pressing from the and went to the next world untimely.

10 % of Latvia's residents had been denied the right to privatise the dwelling they leased

Rental relation 2016.
Margaret,
Lives in the house since
1947.
Already four years there
are no water.
no heating,
5 a.m. 27 .08.2014.
remnant of electricity
cables. No more lighting



Maria, Riga centre

92 years

Lives in the house since 1976

After denationalisation (in 1995)
heating and hot water were switched
off.

12 January, 2016 – court sitting.

Landlord demand –

rent of EUR - **3,38 per 1 square meter**

Strelnieku 13, Riga

Victoria, live in house since 1986

86-1987 -
Victoria's
family
oney, the
artment
as
mpletely
construct



heating



Latvian and Europe's human rights defenders' opinion:

06.2004,

is Bruvers, director of State Bureau for Human Rights:«...at the moment of privatization, the tenants of denationalized houses were in unequal conditions, as they could not obtain into their ownership houses in which they were living, unlike dwellers of state and municipal houses».

4, Mr. Alvaro Gil-Robles, Commissioner for Human Rights, Council of Europe
Special report on Latvia⁵

views in favour of the necessity on the part of the state to participate in solving this «extremely sensitive issue»

7, Memorandum of the Commissioner for Human Rights (Council of Europe), Thomas Hammarberg

Bella, 80 year old
*She has been living 70 years in this
apartment*



Measures to solve the problem
2006-2009

**2406 families or
3,1 % of all those living in
denationalized houses
received allowances
«for vacating the dwelling».**

014. Latvian Court: judgment on evicting Kvasnevskis' family



Offers from the authorities
Alaukstes street, 17, Riga:
entrance to the house, toilet



2016

Lack of an opportunity to privatise flats for certificates wasn't balanced with any mechanisms of legal or social protection of the tenants of denationalised housing.

The problems of this group of people are very difficult to raise before the world public opinion.

Currently, a new law on residential tenancy is being prepared.

The draft law provides for termination of the old rental contracts, which are currently the ground for tenancy for this group of people. This would leave those people helpless before landlords.

We ask to bring Latvia's attention to the necessity of solving this problem.

September, 2011. Andris Grutups,
the author of the Laws on the
Denationalization:



my sin — two laws on
denationalization of