

REPORT TO THE IUT

LISBON TENANTS ASSOCIATION MEMORANDUM TO THE PORTUGUESE PRIME MINISTER ON COVID19 MEASURES – PART 1 (16TH MARCH, 2020)

Due to the expansion of the pandemic COVID19 and the quarantine measures taken by the Portuguese government, I come to inform you of the memorandum that the Lisbon Tenants Association have already sent to the President of the Republic, Prime Minister, Minister of Housing, Assembly of the Republic (Presidency, Parliamentary housing committee, Parliamentary Groups).

But also sent to the Associations that accompany us in the fight for the Right to Housing, Union Centers, Associations linked to real estate and the general Media and Social Media.

The message we send in the Portuguese original in an attached document has the following content:

Dear Prime Minister,

The Lisbon Tenants Association, considering the COVID-19 contingency plan and the consequent determination of the closure of various activities, understand the need for immediately take care of the situations that occur either in the rented homes or in the ownership of the house by the landlord. They also consider that in the circumstances of determining quarantine periods of keeping people inside their homes, it is urgent to stop evictions, except when there is relocation previously guaranteed.

Thus, we request to you that it be decreed, urgently, the following:

- 1. The suspension of rent legislation with regard to terms;*
- 2. The suspension of ongoing procedural and substantive deadlines;*
- 3. The counting of the new procedural and substantive deadlines should only occur after the contingency period;*
- 4. The landlord's inability to invoke the complaint or opposition to the renewal rent agreement during the contingency period;*
- 5. Declaration of no effect of the complaint or opposition to the renewal of the rental contract by the landlord and already in progress;*
- 6. The suspension of processing at the National Rental Counter (BNA) of the special eviction procedure (PED) or the instance in the lawsuit of eviction;*
- 7. The cancellation of the execution of evictions, even if final, during this contingency period;*
- 8. The suspension of expiry or prescription periods;*

9. The extension of the rent payment until the 15th of each month, considering the special regime attributed to economic activities, either by termination either by suspending employment contracts by application labor law, that is, by the isolation regime.

10. Deferral of payment of loan installments, without penalty and additional costs, in order to safeguard the situation with regard to rent acquired for own housing or for economic, social or cultural.

These measures should be applied to all lease agreements, housing and non-housing, and all purchase contracts in force.

These measures that we sent in our memorandum of 16 March were very well received by the Portuguese Government, supported by the parties on the left. Parliament and the President of the Republic enacted a law on 19 March (3 days after our request).

They welcomed our proposals very well and with a sense of urgency, the consensus of the plenary led the President of the Republic to finish promulgating on March 19, Law 1-A / 2020 "Exceptional and temporary measures to respond to the epidemiological situation caused by the coronavirus SARS-CoV-2 and the disease COVID-19 "where you can read:

point 10 of article 7 - Eviction actions, special eviction procedures and processes for the delivery of rented property are suspended, when the tenant, due to the final court decision to be handed down, may be placed in a situation of fragility for lack own housing.

and Article 8

Extraordinary and transitional regime for the protection of tenants

Until the prevention, containment, mitigation and treatment of epidemiological infection by SARS-CoV-2 and COVID-19 disease, as determined by the national public health authority, is suspended:

a) The effects of denunciations of housing and non-housing rent contracts made by the landlord;

b) Foreclosure on property that constitutes the defendant's own permanent home.

Lisbon Tenants Association

March 25, 2020