



International Union of Tenants

Association Internationale des Locataires

- Consultative status with UN Economic and Social Council
- Participatory Status with Council of Europe

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IUT Resolution: International Tenants' Day 2025

Urban Crisis, Global Challenge — Let's Build for People, Not for Profit

On this International Tenants' Day, the International Union of Tenants (IUT) calls on national governments across the globe to confront the urban housing crisis not with hesitation, but with bold, systemic action. The crisis unfolding in our cities is no longer just a matter of affordability – it is a threat to social cohesion, democratic stability, and human dignity.

In recent years, housing insecurity has become fertile ground for reactionary forces. As rents rise and homeownership slips out of reach, frustration grows. But instead of addressing the structural failures – under-investment in public housing, deregulated rental markets, and the financialisation of homes – some political actors offer scapegoats. Migrants, minorities, and urban communities are blamed for a crisis they did not create. This dangerous narrative diverts attention from the real culprits: decades of austerity, speculative real estate practices, and the erosion of tenant protections.

The IUT stands firm in its belief that housing is a human right, not a commodity. Governments must treat housing as a public good and act accordingly. This means investing in large-scale social and affordable housing, ensuring tenure neutrality in policy, and regulating rental markets to protect tenants from exploitation. It also means recognizing and supporting tenants' unions as legitimate voices in housing policy – through institutional funding, inclusion in social dialogue, and legal recognition.

We urge governments to adopt national targets that prevent housing cost overburden, with a benchmark of no more than 25% of disposable income spent on rent. We call for minimum quotas for social and affordable housing in urban development, ensuring that cities remain inclusive and resilient. And we demand that public land be used for public need – not sold off to the highest bidder.

This year's theme, *Urban Housing Crisis Response*, is not just a slogan – it is a call to action. The housing crisis must not be allowed to build walls between communities or fuel the rise

of exclusionary politics. Instead, it must become a catalyst for justice, solidarity, and democratic renewal.

Let us build cities that serve people – not profit. Let us ensure that homes are places of safety, not speculation. And let us do so together, brick by brick.

Marie Linder

President, International Union of Tenants (IUT)

