

Mini survey and reports of IUT members

23rd IUT World Conference 2026



Foreword

As we gather for IUT's 23rd World Conference, held this year in Malmö and Copenhagen under the theme *A Century of Tenants – A Future for Rights and Affordability*, we do so at a moment of both reflection and renewed commitment. One hundred years have passed since international tenant cooperation formally began, and the values that shaped the early movement remain as vital and relevant today as they were in 1926.

Across the globe, rising living costs, conflicts, and natural disasters continue to challenge households and test the resilience of housing systems. These pressures remind us that secure, fair and affordable housing is not only a social necessity but a cornerstone of stable and inclusive communities. And just as it was a century ago, the strength of the tenant movement lies in solidarity – in exchanging knowledge, learning from one another, and acting together.

This booklet is based on responses from our member organisations, who have completed a questionnaire designed to capture their current experiences, priorities and perspectives. Their contributions offer an invaluable overview of developments across regions, illuminating both the progress made and the ongoing struggles faced by tenants worldwide. Together, these insights form a collective snapshot of the global tenant landscape at a significant milestone in IUT's history.

Throughout the past hundred years, IUT's greatest strength has been the exchange of knowledge and the capacity for joint action. This remains central to our mission. We continue to support organisations that seek our assistance, highlight successful approaches, and work to ensure that tenants' voices are heard and respected in policy making processes at every level.

I would like to express my deepest appreciation to all member organisations that contributed to this publication. Your contributions not only enrich our shared understanding, but also provide inspiration for both policy makers and tenants' organisations striving to create fairer and more sustainable housing systems.

As we look toward the future of rights and affordability, we do so with confidence in the power of cooperation and the enduring spirit of the international tenant movement.

Dan Nicander

Secretary-General, International Union of Tenants



Content

Australia: Tenants Victoria.....	7
Australia: Tenants Queensland.....	10
Austria: Mietervereinigung Österreichs (MVÖ)	14
Belgium: Vlaams Huurdersplatform.....	17
Canada: Fédération des locataires d'habitations à loyer modique du Québec (FLHLMQ)	20
Czech republic: Sdružení nájemníků České republiky (SON).....	24
Denmark: Lejernes landsorganisation (LLO).....	27
Finland: Vuokralaiset.....	30
France: Confédération Nationale du Logement (CNL).....	33
Germany: Deutscher Mieterbund (DMB)	36
Italy: Feder.Casa.....	39
Italy: Sicet.....	42
Malta: Solidarjeta.....	45
The Netherlands: Woonbond.....	50
New Zealand: Tenants Protection Association	53
North Macedonia: The Housing and Tenants Organization (HTO).....	57
Northern Ireland: Supporting Communities.....	61
Norway: Leieboerforeningen	67
Portugal: Lisbon Tenants Association (AIL).....	70
Sweden: Hyresgästföreningen.....	74
Switzerland: Mieterinnen- und Mieterverband Schweiz.....	78
Ukraine: Tenants Union of Ukraine.....	81

Survey method

IUT's member organisations were invited to report on the housing conditions in their respective countries. All participants were given the same questions, and all responses address those same questions. No changes have been made to the submitted answers, except for the correction of obvious mistakes or inaccuracies. All respondents' answers are presented in full.

All IUT member organisations were given the opportunity to contribute. Contact information for all member organisations can be found on IUT's website.

Australia: Tenants Victoria



Renters in our jurisdiction face a severe shortage of available rental homes, with low vacancy rates and intense competition. Rents have risen by around 30% since 2022, increasing financial stress.

Overview questions

The number of national and/or regional tenants' organisations:

Tenants Victoria is the tenant organisation for Victoria (a state in Australia). Similar tenant organisations operate across most Australian states and territories. We are a member of the National Association of Renters' Organisations (NARO), coordinating national collaboration on renter policy (housing regulation is primarily state-based in Australia).

The number of members and tenants or households represented by your organisation:

Tenants Victoria is no longer a membership organisation. Our services are available to Victoria's rental population — nearly 2 million people.

Membership fee?

No fee.

The principal purpose of your tenant organisation:

We provide free information and support services to renters in Victoria. Some intensive services (legal, financial counselling, social work) have eligibility criteria.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

- Renter information phoneline
- legal advice and representation
- financial counselling

- social work and wraparound support
- outreach for residents in rooming/boarder houses (shared, low-cost rental housing)
- community engagement and legal education
- online renter rights resources
- training for renter support workers
- policy and advocacy.

How many employees, how many active members, and how many volunteers are in your organisation:

48 employees, 25 volunteers, 4 partnerships with law firms for pro bono legal services. No formal members.

The population of your country/area:

Victoria (Australia) Total – 7.05 million

Greater Melbourne – 5.5 million

Regional Victoria – 1.55 million

Number of dwellings:

2,805,661 private dwellings in Victoria.

Percentage of rental housing:

28.5%.

Percentage of owner-occupied housing:

68.3%.

Percentage of Social housing:

3.1%.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Renters in our jurisdiction face a severe shortage of available rental homes, with low vacancy rates and intense competition. Rents have risen by around 30% since 2022, increasing financial stress. While legal protections for renters have improved, cultural expectations that prioritise landlords' rights persist. Floods and bushfires, and climate impacts on substandard housing, further worsen insecurity for renters.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Reforms to Victoria's residential tenancy laws since 2020 have strengthened renter protections, including minimum housing standards, family violence provisions, and ending "no reason" evictions. Despite these improvements, low supply and market pressures continue to drive affordability stress. Renters remain reluctant to participate in proceedings at the renting tribunal.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

Our priority is "Renters' Rights in Practice": securing sustainable funding for tenant supports, targeted law reform, and stronger enforcement of minimum standards and compliance. We aim to improve affordability, safety and security by lifting standards, reducing unfair rent increases, and ensuring the rental laws are followed.

Australia: Tenants Queensland



Housing cost in Australia are extremely expensive. Australia has been a country of aspirational homeowners; however, home ownership is increasingly out of reach for many younger renters, singles and people having to re-enter the rental market following life changes.

Overview questions

The number of national and/or regional tenants' organisations:

There are eight states and territories in Australia. Six of these have specialist tenants' organisations which provide support across the jurisdiction. The Australian Capital Territory (ACT) and South Australia are the exceptions.

In Queensland, Victoria, New South Wales and Western Australia, there are also networks of regional tenancy service providers.

Some additional tenant organisations exist online. These types of organisations often have a campaigning focus and seek improvements to renting laws.

The number of members and tenants or households represented by your organisation:

Each year, our organisation supports about 30,000 renting households with their tenancy matters. We have over 6,000 supporters on Facebook. Our member base is much smaller and is about 300.

Membership fee?

Our membership fees are between \$2 per year (unemployed) to \$35 per year (organisations).

The principal purpose of your tenant organisation:

Our mission is to make renting a secure and respected tenure. Our key purposes are to provide tenancy law and other support services to empower renters as well as to improve the rental conditions of all Queensland renting households through law reform and advocacy.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Key activities are tenancy advice and casework, individual and systemic representation of renters. We also run financial counselling services for renters and various projects to improve our service offering to specific renting cohorts such as First Nations renters.

How many employees, how many active members, and how many volunteers are in your organisation:

We have about 70 people employed over about 50 FTEs (Full-Time Equivalents), we sub-contract to six other smaller not for profits which have an additional 25 employees with approximately 18 FTEs.

The population of your country/area:

As of 2025, in Queensland there were about 5.67 million people and about 27.6 million in Australia.

Number of dwellings:

As of the last census in 2021, in Queensland there were about 2.16 million dwellings and in Australia about 10.9 million.

Percentage of rental housing:

As of the last census, Queensland renting households were approximately 31.5% of all dwellings (28.1% PRM & 3.1% social housing). In Australia, renting households made up about 29.5% of households (25.8% PRM & 3.6% social housing).

Percentage of owner-occupied housing:

At the last census, owner occupied housing in Queensland that was fully owned represented about 28.2% of renting households, with another 32.4% owner occupiers paying off a mortgage. In Australia, owner occupier households who owned outright represented about 29.9% of households, with another 33.2% of owner occupiers paying off a mortgage.

Percentage of social housing:

In Queensland social housing is about 3.1% of households, compared to the Australian average of 3.6%.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Housing cost in Australia are extremely expensive. Australia has been a country of aspirational homeowners; however, home ownership is increasingly out of reach for many younger renters, singles and people having to re-enter the rental market following life changes.

For young people to enter homeownership, it is increasingly becoming necessary to have the support of parents who are already homeowners – the 'bank of mum and dad.' Of course, many young people cannot get that support for reasons which might include not having parental support at all, because their parents are renters, or having parents that do not have the wealth to support their child's entry into homeownership.

A wealth divide based on the ownership of property is increasingly opening up in Australia. Investors are leveraging their assets and out bidding first homeowners, due to the option to negatively gear in addition to a generous 50% capital gains discount for investors. Those selling a home which is their main residence are capital gains tax exempt.

With the 2032 Olympics to be held in Brisbane, the Queensland capital, we will see increasing pressure in the housing market. A recent report by consultancy firm KPMG predicted that house prices in Brisbane will rise by a further 20% over the coming two years.

Renting laws have not caught up with the increasingly long term / lifetime nature of renting a home. In Queensland, a renter can be evicted at the end of their fixed term agreement (which is usually for 6 or 12 months) without any reason other than the fixed term agreement is ending. Four other jurisdictions have recently removed this ability and now require a reason in law for all evictions including those where there is no fault by the tenant.

Only the Australian Capital Territory (ACT) has any limit to the amount that rent can rise. Most other states and territories, including Queensland, limit the frequency of increases to once per year, but there is no limit on the amount. Rents are consequentially spiralling in an environment of inadequate long term rental market supply.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

The National Cabinet announced 'A Better Deal for Renters', a set of minimum standards for tenancy laws which all states and territories were to implement. With tenancy law purview of the states and territories however, the Commonwealth government has done little to ensure any required reforms have been implemented.

One inclusion was limiting the amount of personal data that can be collected at the tenancy application stage as well as requirements to delete data with timeframes dependent upon whether the application was successful or not.

This is a change that many jurisdictions have implemented, which is positive. However, it is still too early to understand if this change will succeed in protecting the personal data of renters and prospective renters.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

We have three key asks:

- Removing the ability to end tenancies for no reason.
- Limiting the amount rent can be increased to the level of the Consumer Price Index once per year; and,
- The introduction of energy efficiency minimum standards.

There have been three recent rounds of tenancy law changes over two or three years. The government changed in Queensland in October 2024. The new government has stated they are not considering any legislative changes at the moment.

Austria: Mietervereinigung Österreichs (MVÖ)



The key challenge lies in building renovations driven by the "Raus aus Gas" initiative and decarbonizing existing building stock without overwhelming tenants through renoviction. Subsidies for developers and landlords have been scaled back due to high national debt from the previous government.

Overview questions

The number of national and/or regional tenants' organisations:

National: Less than 4. Regional: n.a.

The number of members and tenants or households represented by your organisation:

More than 60,000.

Membership fee?

EUR 118.-/year.

The principal purpose of your tenant organisation:

Mietervereinigung (MVÖ) represents the interests of tenants and apartment owners in Austria

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

We are active throughout Austria in (political) committees for tenant rights, we make public relations work and draft legislation to make living in Austria safe and affordable. We advise our members in legal matters and legally represent them in disputes with the landlord.

How many employees, how many active members, and how many volunteers are in your organisation:

Approx. 60 employees, approx. 120 active members.

The population of your country/area:

9 198 214.

Number of dwellings:

4 158 500.

Percentage of rental housing:

42.9%

Percentage of owner-occupied housing:

47.9%

Percentage of Social housing:

23.5%

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The key challenge lies in building renovations driven by the "Raus aus Gas" initiative and decarbonizing existing building stock without overwhelming tenants through renoviction. Subsidies for developers and landlords have been scaled back due to high national debt from the previous government. Despite austerity measures, authorities remain committed to phasing out gas by 2040. Yet in Vienna alone, over 500,000 apartments are heated with gas. The Mietervereinigung Österreichs advocates for rent-neutral renovations to protect tenants from unaffordable rent increases. The problem is compounded by Austria's federal structure: funding programs fall under provincial jurisdiction, resulting in nine different approaches. This fragmented landscape creates inconsistencies in implementation and access to support, making a coordinated transition significantly more complex.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

From 2026, the "Mietenwertsicherungsgesetz" will curb inflationary spikes for residential rents in the MRG sector.

Key points:

- Date: Adjustments will be made uniformly on April 1st.
- 3% plus half: If inflation exceeds 3%, only half of the excess will count.
- Special cap: In the price-protected sector, a maximum of 1% applies in 2026 and a maximum of 2% in 2027.
- Parallel calculation: For old contracts, the law caps the contract curve; the lower value counts.
- New contracts: The first increase will take place in the following year at the earliest and will be calculated on a pro rata basis.
- Fixed term: The minimum term for entrepreneurs increases from 3 to 5 years.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

"Tenancy law for all" is a core demand of the Mietervereinigung Österreichs (MVÖ), which aims to end the fragmentation of Austrian tenancy law. It calls for uniform price limits for all apartments, restrictions on fixed-term leases, a ban on opaque location surcharges, and an end to spiralling rents in order to secure housing as a fundamental right. The current situation in Austria is characterized by a division into full application (old buildings), partial application, and full exemption (new buildings, single-family and two-family houses), which leads to inequalities. The MVÖ emphasizes that over 425,000 households in "new buildings" do not have adequate legal tenant protection.

Belgium: Vlaams Huurdersplatform



There are not enough affordable, qualitative homes on the private rental market. Combined with the lack of social housing, we have to conclude that the rental market is under enormous pressure.

Overview questions

The number of national and/or regional tenants' organisations:

Five tenant unions are covering the total Flemish territory (one in each province of Flanders). They give advice and information to individual tenants and organisations. The tenant unions work together in the umbrella organisation called 'Flemish Tenant Platform'.

The number of members and tenants or households represented by your organisation:

21,260 tenant households are individual members and 363 collective members (local welfare assistance organisations, cities, NGOs, etc...)

Membership fee?

Individual tenants pay an annual membership fee between 12 and 25 euros. Organisations pay between 50 and 250 euros, depending on their type of membership.

The principal purpose of your tenant organisation:

The principal purpose is to inform and advice tenants about their rights and advocate for tenant rights.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Legal advice, legal training, lobbying for tenant-friendly legislation and policy.

How many employees, how many active members, and how many volunteers are in your organisation:

60 people work for the unions and the umbrella organisation. We can count on 40 volunteers for support.

The population of your country/area:

6,865,000 persons live in Flemish region.

Number of dwellings:

3,406,401 dwellings in Flanders.

Percentage of rental housing:

23% private rental housing.

Percentage of owner-occupied housing:

70% owner-occupied housing.

Percentage of social housing:

5% social housing.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

There are not enough affordable, qualitative homes on the private rental market. Combined with the lack of social housing, we have to conclude that the rental market is under enormous pressure. Especially people with lower income, singles, people with migration background, have more difficulties finding a decent and affordable home. We are talking about a chronic housing crisis on the private rental market, that is widely acknowledged.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Rents can be indexed every year according to the raise of cost of living. It will be forbidden to index the rents with low energy performance. It's the first time a link between price and quality is made in the Flemish rental legislation.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

Our main campaign this year was working towards a bigger social housing stock. As decisions were made by the government, we will now focus on the private rental market. We will focus on control and sanctions in the precontractual phase, and we will make a Housing Affordability Plan with based on rent regulation and housing allowances.

Canada: Fédération des locataires d'habitations à loyer modique du Québec (FLHLMQ)



The housing crisis, closely linked to the homelessness crisis, has been a reality since 2000 but has worsened with COVID-19 and is now at its peak. In Western Canada and Toronto, the housing crisis took hold before reaching Quebec. This crisis is affecting not only the most vulnerable members of society but also, and increasingly, middle-class people who can no longer afford decent and affordable housing.

Overview questions

The number of national and/or regional tenants' organisations:

In Quebec: For the private sector: there is the Regroupement des comités Logement et association de locataires au Québec (RCLALQ). For the public sector: we (the FLHLMQ) are the only organization that defends the interests of social housing tenants. FRAPRU: a group for the defense of tenants' rights that promotes social housing.

The number of members and tenants or households represented by your organisation:

We represent 300 tenant associations across Quebec, and we advocate for ALL social housing tenants (63,000 households).

Membership fee?

Depends on the number of units represented:

- 10 units or fewer: free
- 11 to 49 units: \$35/year
- 50 to 99 units: \$75/year

- More than 100 units: \$100/year

The principal purpose of your tenant organisation:

Defending the rights and interests of tenants in low-cost housing (HLM).

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Our mission is to:

- promote and defend the interests of tenants and work to improve their quality of life.
- support the work carried out locally by tenants' associations.
- encourage tenant involvement and empowerment in social housing.
- represent tenants before political and administrative bodies.

How many employees, how many active members, and how many volunteers are in your organisation:

We are a team of 5 employees (3 full-time and 2 part-time). Our members are tenant associations and local advisory committees in various regions of Quebec. We have 230 active associations, each with an average of 5 members. We are also governed by a board of directors made up of volunteer tenants representing all 13 administrative regions of Quebec.

The population of your country/area:

Canada: 41,575,585

Québec: 9,058,089

Number of dwellings:

Quebec: 3,380,000

Percentage of rental housing:

Québec: 45%

Percentage of owner-occupied housing:

Québec: 55%

Percentage of social housing:

Québec: 169,000 social housing units (public, cooperative or non-profit), representing 11% of rental housing and 5% of all housing.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The housing crisis, closely linked to the homelessness crisis, has been a reality since 2000 but has worsened with COVID-19 and is now at its peak. In Western Canada and Toronto, the housing crisis took hold before reaching Quebec. This crisis is affecting not only the most vulnerable members of society but also, and increasingly, middle-class people who can no longer afford decent and affordable housing. We are now talking about a rent affordability crisis because housing is available, but it is very expensive and poorly suited to large families. The average rent has jumped by 25 to 50% over the last five years.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

NEGATIVE: The federal government's refusal to continue subsidizing the operating deficit of social housing at the end of the agreements (the operating deficit of social housing being financed by three levels of government: federal, provincial, and municipal). The agreements with the federal government are expiring one after another, all of which will end by 2032. This will ultimately create a shortfall of nearly \$100 million. This will put enormous pressure on tenants, who currently have the advantage of paying only 25% of their income in rent, to bear this burden. It should be noted that social housing tenants are, by definition, poor. Furthermore, there is a shift in the government's approach to defining "affordable" rent based on the market, whereas social housing sets its rent according to tenants' ability to pay.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

In the short term, we are fighting to ensure continued funding for social housing so that residents' rents remain at 25% of their income and maintenance and renovations can continue.

However, in the medium and long term, we are advocating for a new social housing program. We support the housing advocacy groups' goal of doubling the number of social housing units to increase their proportion to 20% of the

rental stock. To achieve this goal, we believe Quebec must build 10,000 social housing units per year for 15 years, half of which (5,000) must be social housing units annually to meet the needs of the 30,000 households on waiting lists.

Czech republic: Sdružení nájemníků České republiky (SON)



A key problem is the widespread use of short-term fixed-term leases, as there is no minimum legal duration for rental contracts. After a fixed term ends, landlords may increase rent without any legal cap, making housing costs unpredictable and forcing tenants to resolve their housing situation at very short notice.

Overview questions

The number of national and/or regional tenants' organisations:

Sdružení nájemníků České republiky (SON) is a nationwide organization with more than thirty years of experience dedicated to protecting the rights of tenants and housing users. Its main mission is to provide expert advice, promote housing-related awareness, and advocate for fair and stable conditions in rental housing.

The number of members and tenants or households represented by your organisation:

The Association of Tenants of the Czech Republic focuses its activities on the protection of tenants' rights, as rental households in the Czech Republic account for approximately 900,000 to 1 million households, representing around one fifth of all households and roughly 2.3 million people living in rental housing.

Membership fee?

The membership fee is set by the organization's internal regulations and may vary from year to year depending on the level of funding available for its activities.

The principal purpose of your tenant organisation:

The main purpose of the organization is to protect tenants' rights and represent their interests, while also providing tenants with expert advice and support. The organization further focuses on cultivating the rental housing market, raising public awareness and education in housing-related matters,

and representing tenants in negotiations with large landlords, municipalities, cities, and state authorities.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

The principal activities of the Association of Tenants of the Czech Republic (SON ČR) include the protection of tenants' rights and the representation of their interests at local, national, and European levels. The organisation provides expert legal and housing-related advice, carries out educational and awareness-raising activities, and has long been actively involved in shaping housing policy. SON ČR also represents tenants in negotiations with large landlords, municipalities, cities, and state authorities.

How many employees, how many active members, and how many volunteers are in your organisation:

The organisation employs 25 staff members. In addition, it works with a broad network of active members and volunteers who are involved in the organisation's activities to varying degrees, depending on specific projects and local initiatives. Their exact number fluctuates over time and is therefore not fixed.

The population of your country/area:

10,9 million.

Number of dwellings:

4,5 million.

Percentage of rental housing:

21 %.

Percentage of owner-occupied housing:

74,7 %.

Percentage of social housing:

There are currently no comprehensive official nationwide data on the number of people living in social rental housing in the Czech Republic. This is partly due to the fact that a systematic legal framework for social housing was introduced only recently, as of 1 January 2026, through the Act on Housing Support. For orientation, OECD data indicate that social (subsidised) rental

housing in the Czech Republic accounts for approximately 3.6 % of the total housing stock, primarily owned by municipalities.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The housing situation for tenants in the Czech Republic is marked by growing insecurity and high financial pressure. A key problem is the widespread use of short-term fixed-term leases, as there is no minimum legal duration for rental contracts. After a fixed term ends, landlords may increase rent without any legal cap, making housing costs unpredictable and forcing tenants to resolve their housing situation at very short notice. At the same time, housing costs are rising much faster than wages, and tenants face high upfront expenses, including rent deposits of up to three months' rent and real estate agency fees, which are often unlawfully transferred to tenants. These factors significantly undermine housing stability.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

In recent years, no major policy reform has significantly improved the situation of tenants in the Czech Republic. Recent legal changes have primarily strengthened landlords' position, for example by accelerating eviction proceedings and expanding electronic communication tools. A positive but limited step is the adoption of the Act on Housing Support, effective from 1 January 2026, which focuses mainly on people in the most severe housing need. However, even before its full implementation, the law is being amended, and access to housing advice through local contact points is likely to be restricted only to socially vulnerable groups, leaving ordinary tenants without new forms of support.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

Our organisation's key priority is to improve housing stability and reduce excessive costs for tenants. We advocate for limits on short-term fixed-term leases and for greater predictability of rent increases. We also promote alternatives to high cash deposits, such as insurance-based solutions, and demand that real estate agency fees be paid by landlords who order these services. Another major focus is regulating short-term tourist accommodation, which removes tens of thousands of flats from the long-term rental market, especially in cities like Prague. Our goal is to strengthen tenants' security, affordability, and access to long-term rental housing.

Denmark: Lejernes landsorganisation (LLO)



Affordability is the most important issue at this time. We have been trying to shift the realm of what is politically feasible (the Overton window) on rent regulation. Since an increasing part of the electorate are renters, policy to improve the life of renters become more popular.

Overview questions

The number of national and/or regional tenants' organisations:

Approximately 3.

The number of members and tenants or households represented by your organisation:

More than 52,000 households.

Membership fee?

Yes, but set by the individual local chapter of the organization.

The principal purpose of your tenant organisation:

Fair terms in good homes. From our articles of association:

The purpose of the National Organisation [LLO] is:

1. to represent the interests of tenants in private and non-profit rental housing, in cooperative housing, youth housing, housing for persons with disabilities and the elderly, as well as in commercial tenancies,
2. to represent the interests of tenants in their dealings with public authorities
3. to work for improved housing environments,
4. to promote tenants' influence and right to co-determination,
5. to promote legislation that ensures a fair legal relationship between tenants and owners,
6. to promote legislation that prevents land and housing speculation,

7. to organize tenants throughout the country [Denmark],
8. to cooperate with related national and international organizations, where appropriate through membership,
9. to strengthen the National Organization in order to create and maintain political influence and results.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

The principal activities of the organisation is legal aid to tenants in legal disputes with their landlords. This is handled by the local chapters. Furthermore, the National branch is concerned with information activities, (including website, the publication of a members' magazine, newsletters, the publication of reports and other materials) as well as public affairs, including the preparation of responses to proposed legislation, stakeholder management and active participation in the public debate on housing issues.

How many employees, how many active members, and how many volunteers are in your organisation:

Approximately 50 people are employed in LLO on every level, including local branches. In general, the legal aid efforts are led by salaried staff, while most of the organisational leadership (including main board) are volunteers.

The population of your country/area:

Approximately 6 million people.

Number of dwellings:

3,026,000 (2024).

Percentage of rental housing:

About 45% (23% private rental homes, 21 % public rental homes and 1% state-owned) (2024).

Percentage of owner-occupied housing:

48% (with a further 7 % being cooperative housing ("andelsboliger") (2024).

Percentage of social housing:

21% (however the Danish public housing sector "almene boliger" is not social housing as such, as it is primarily allocated based on seniority on the waiting list, and not social need.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

By European standards, the housing quality is high, but so is the rent. The key challenge right now is affordability.

In the 1990s Denmark chose to loosen rent regulations, with everything built after 1991 being able to be rented out to market rents. Furthermore in 1996 it became possible change unit with rent regulation to a near market rent, if they were "extensively renovated", despite certain counter pushes in general the housing including "The Blackstone bill", more homes have market rents and fewer have rent regulation.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Right now, inaction has been the biggest issue. Since Denmark went from centre-left government to a coalition government in December 2022, the push towards better rights for tenants have largely been halted, as the current government have large internal disagreements on housing policy. The view is that owner occupied housing needs to be more dominant, as about 50% of new buildings in Denmark are private rental units. Rather than improving conditions for the tenants, the focus has been on initiatives that will encourage the building of more owner-occupied housing, including earmarks when selling public land.

What is your organization's most important campaign or project right now, and what do you hope to achieve with it?

Affordability is the most important issue at this time. We have been trying to shift the realm of what is politically feasible (the Overton window) on rent regulation. Since an increasing part of the electorate are renters, policy to improve the life of renters become more popular. It may not happen all at once, but we do see small steps towards rent regulation, including a 2-year rent ceiling of 4% in 2023-2024 for apartments with market rents, instituted by the previous center-left government in 2022.

Finland: Vuokralaiset



A shortage of affordable rental housing places pressure on low- and middle-income households and leads to long waiting times for social housing. Broader economic uncertainty, including inflation, has increased financial strain, while higher energy and utility costs further burden tenant households.

Overview questions

The number of national and/or regional tenants' organisations:

One national tenants' organisation, supported by a wide network of local and regional tenant associations.

The number of members and tenants or households represented by your organisation:

The membership of the Tenants' Association consists of individual members as well as union members affiliated through community memberships. The membership register contains approximately 8,000 individual members. Among the community members are three trade unions, with a combined membership of over half a million. Tens of thousands of tenant households across Finland are represented.

Membership fee?

The highest annual fee for our organization is 39 euros per person. Membership fees vary depending on the member association or form of membership.

The principal purpose of your tenant organisation:

The principal purpose is to strengthen tenants' rights, improve housing security, and promote affordable and fair rental housing.

The principal activities of your organisation:

Advocacy and policy work on housing issues, tenant guidance and education, support for local tenant activities.

How many employees, active members, and volunteers are in your organization:

The organization has a small number of paid staff, including 1 full-time employee and 3 part-time staff members in advisory roles, and several volunteers involved at local and regional levels.

The population of your country/area:

Approximately 5.6 million.

Number of dwellings:

Approximately 3 million.

Percentage of rental housing:

Approximately 33%.

Percentage of owner-occupied housing:

Approximately 65%.

Percentage of social housing:

Approximately 15–17%.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The current housing situation for tenants is marked by rising rental and living costs, especially in urban areas, where rents have increased faster than wages. A shortage of affordable rental housing places pressure on low- and middle-income households and leads to long waiting times for social housing. Broader economic uncertainty, including inflation, has increased financial strain, while higher energy and utility costs further burden tenant households. At the same time, gaps in tenant protection policies leave some tenants vulnerable. However, awareness of tenant rights is growing, with stronger advocacy and increasing attention to sustainable and energy-efficient housing solutions.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Recent changes to housing allowances and social security have negatively affected many low-income tenants. Cuts to housing benefits have increased tenants' out-of-pocket housing costs, raising the risk of rent arrears, evictions, and housing insecurity, particularly in urban areas.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

The organisation's main priority is defending affordable housing and strengthening tenants' housing security. Current work focuses on influencing national housing policy, opposing measures that weaken tenants' rights, promoting increased social housing production, and improving tenants' opportunities to participate in decisions affecting their own living environment.

France: Confédération Nationale du Logement (CNL)



Evictions with the assistance of law enforcement reached a new peak in 2024, with 25 000 evictions (+25% in one year), and the state carried out 1,484 evictions from informal living spaces known as “squats” that same year. Those who cannot or can no longer cope with this situation of increased precariousness, such as single-parent families, people with disabilities, or people without stable employment living alone, are the first victims of poor housing, which affected 4.2 million people in 2024.

Overview questions

The number of national and/or regional tenants' organisations:

There is no finite number of tenants' organisations, most of them focused on a single building or building complex. Only five of them are recognized by the State as nation-wide tenant's organisations. During the 2022 tenants' representative elections, CNL scored 30% of all seats, making it the first of the state-recognized tenant's organisations. CNL is the only one to have strong regional and departmental branches.

The number of members and tenants or households represented by your organisation:

CNL represents 70,000 family members through memberships, and 445 elected CNL tenants' representatives hold seat in the Executive board of social housing organisations.

Membership fee?

Membership fees are defined locally, ranging from 25€ to 75€ depending on the locality.

The principal purpose of your tenant organisation:

CNL's main purpose is to protect tenants and consumers by all possible means, including counselling, legal procedures, lobbying and community organizing in social housing.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

National level:

- Representing tenants' interests in several governing bodies (National Housing Council, National Urban Renovation Agency, National Concertation Commission, ...)
- Policy advising and advocacy directed towards social housing organizations, the government and the whole housing ecosystem.

Regional/departmental level:

- Providing legal advice and assistance to tenants when they need it.
- Building community at a local level.

How many employees, how many active members, and how many volunteers are in your organisation:

CNL headquarters employ 10 persons, and regional and departmental federation employ around 40 persons.

The population of your country/area:

France has a population of 69.1 million inhabitants.

Number of dwellings:

38.3 million dwellings, and 1.1 million collective housing buildings (retirement homes, worker housing, ...).

Percentage of rental housing:

25% (private sector) + 18% (social housing) = 43%.

Percentage of owner-occupied housing:

57% of dwellings.

Percentage of social housing:

18% of dwellings.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Evictions with the assistance of law enforcement reached a new peak in 2024, with 25,000 evictions (+25% in one year), and the state carried out 1,484 evictions from informal living spaces known as “squats” that same year. Those who cannot or can no longer cope with this situation of increased precariousness, such as single-parent families, people with disabilities, or people without stable employment living alone, are the first victims of poor housing, which affects 4.2 million people in 2024. Faced with this situation, many households are turning to social housing, overwhelming the allocation system used by landlords. In December 2024, the main social housing organisation (USH – Union Sociale pour l’Habitat, in English: Social Housing Union) estimated that 2.8 million people were waiting for social housing nationwide, compared with 1.7 million at the end of 2013, representing an increase of 60%.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Instead of seeking to protect people in poor housing or without accommodation, successive public policies – especially since Emmanuel Macron’s first term in office – have made it easier to evict people. This is evidenced by the Kasbarian-Bergé law “aimed at protecting housing against illegal occupation,” which was implemented on July 1st, 2025, which sharply raised the rate of evictions by reducing all legal time frames for evictions, therefore limiting the intervention of social services. This law lifted a taboo and inspired several pro-eviction hardliners in Parliament, who suggested extending the Kasbarian-Bergé law to other types of squats such as unoccupied professional and commercial building.

What is your organisation’s most important campaign or project right now, and what do you hope to achieve with it?

In October 2025, CNL published a *Manifest for a Housing Social Security*, which aimed at proposing a common solution to the housing crisis by preventing evictions through a solidarity system. This Housing Social Security proposal also includes rent control, and a massive renovation plan that articulates social and environmental goals in the midst of the energy crisis. This book also aimed to provide public debates with a robust alternative to austerity policies during the national budget discussion in Parliament.

Germany: Deutscher Mieterbund (DMB)



Germany is a country of tenants: more than half of the population live in a rented accommodation and for years tenants face increasing rents, by 70 percent since 2010. Every third tenant spends more than 30 percent of their income on rent. At the same time, affordable housing is increasingly scarce.

Overview questions

The number of national and/or regional tenants' organisations:

- 300 regional tenants organisations.
- 15 national organisations.

The number of members and tenants or households represented by your organisation:

1,5 million households, 3 million tenants.

Membership fee?

Regional tenants organisations set their membership fee, e.g. Berlin: 11 Euro/month (6,50 Euro/month for low income).

The principal purpose of your tenant organisation:

- political representation of tenants' interest.
- information and public relations work.
- legal advice.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

- Political work: accompany legislative processes on housing and buildings (consultations, statements, comments etc.) including tenant law, affordable rents, promotion of social housing, building and housing regulations,

energy renovations, renewable energies, urban development and heating ordinances.

- Information and publications: information booklets, a tenants' encyclopaedia, a tenants' magazine, a professional journal tenants' rights.
- The work of more than 300 regional tenants organisations focuses on the representation of tenants' interest, e.g. legal advice and support in disputes with landlords.

How many employees, how many active members, and how many volunteers are in your organisation:

Around 1,300 employees and 2,500 volunteers work for the German Tenants association, the national organisation and the regional tenants organisations.

The population of your country/area:

83,5 million.

Number of dwellings:

20 million residential buildings with 44 million apartments.

Percentage of rental housing:

53 % (21 million).

Percentage of owner-occupied housing:

47%.

Percentage of social housing:

2,5 % (1 million).

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Germany is a country of tenants: more than half of the population live in a rented accommodation and for years tenants face increasing rents, by 70 percent since 2010. Every third tenant spends more than 30 percent of their income on rent. At the same time, affordable housing is increasingly scarce. New construction lags behind demand, and around 45,000 state-supported

housing units lose their protected status each year and are returned to a highly competitive market. Rising energy costs further burden tenants, often perceived as a “second rent.” Germany must protect tenants, defend tenants’ rights, expand affordable housing, and ensure that violation of rent regulation have real consequences.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Since the beginning of 2025, Germany has been governed by the Conservatives and the Social Democrats. While we welcomed the extension of the so-called “rent brake,” significant loopholes remain, especially for short-term furnished rentals. Furthermore, landlords face little to no consequences, if they ignore rent controls. The government introduced a commission with stakeholders from tenant organisations, the housing industry and academia which is intended to develop approaches concerning these issues.

Another cause for concern is the current reform of unemployment benefits, which introduces highly restrictive rules regarding housing costs of unemployed people. The DMB warns that these changes carry a serious risk of pushing vulnerable people into homelessness.

What is your organization’s most important campaign or project right now, and what do you hope to achieve with it?

As the main representative of tenants in Germany, we are involved in numerous projects and are regularly asked to provide our expertise on housing issues. Our work includes engaging in legislative processes, political debates, and legal matters. Since last year, we have been part of the “Commission on Tenants’ Rights” established by the new government. Since 2021 we have also supported the campaign “Mietenstopp”, which advocates for a six-year rent freeze.

Italy: Feder.Casa



Short-term rentals have had a significant negative impact, especially in major tourist cities. Many small property owners have converted long-term rental dwellings into short-term accommodation such as bed and breakfasts, reducing housing supply. This contraction has further driven up rental prices.

Overview questions

Number of national and/or regional tenants' organisations:

FEDER.CASA is a national tenants' trade union organisation with 18 regional offices across Italy.

Number of members and tenants/households represented:

Approximately 77,000 members.

Membership fee?

€10 per year.

The principal purpose of your tenant organisation:

The main purpose of the organisation is the protection and defence of tenants' rights.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Housing policy advocacy through dialogue and negotiations with public authorities, large public and private property owners, and private landlords.

How many employees, how many active members, and how many volunteers are in your organisation:

12 employees in the General Secretariat and 204 active members and volunteers.

Population of the country/area:

Approximately 60 million inhabitants (Italy).

Number of dwellings:

Around 24 million occupied dwellings and approximately 9.5 million vacant.

Percentage of rental housing:

Approximately 20%.

Percentage of owner-occupied housing:

Approximately 80%.

Percentage of social housing:

Approximately 3.8%.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Italy has one of the lowest levels of social housing in Europe. The private rental market is characterised by limited supply, particularly in large cities, and very high rents, often equivalent to an average monthly salary. There is a lack of structural funding for housing policies, with only fragmented local initiatives and no long-term planning. The shortage of affordable rental housing also restricts labour mobility between cities.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Short-term rentals have had a significant negative impact, especially in major tourist cities. Many small property owners have converted long-term rental dwellings into short-term accommodation such as bed and breakfasts, reducing housing supply. This contraction has further driven up rental prices.

What is your organization's most important campaign or project right now, and what do you hope to achieve with it?

For many years, FEDER.CASA has been advocating for the establishment of a dedicated Ministry for Housing Policies, equipped with its own financial resources and responsible for both short- and long-term planning. Currently,

housing policies fall under a junior role within the Ministry of Infrastructure and Transport, which primarily focuses on other areas.

Italy: Sicet



The situation is very difficult due to the extremely high market rents, especially in large cities and tourist centers. There is much debate about the need to increase the supply of social housing, but given the large gap between supply and demand for social housing, the key to change would be to mitigate market rents.

Overview questions

The number of national and/or regional tenants' organisations:

At least seven significant national organizations.

The number of members and tenants or households represented by your organisation:

More than eighty thousand.

Membership fee?

The average cost of the annual membership fee is around 50 euros.

The principal purpose of your tenant organisation:

The principal purpose is right to decent housing that is suitable for family needs and affordable.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Especially policy questions for regional and national levels of the organization; welfare and social activities for local areas.

How many employees, how many active members, and how many volunteers are in your organisation:

More than 60 employees and there are more than 300 people, including volunteers and active members.

The population of your country/area:

At the end of July 2025, there were 58,9 million residents in Italy.

Number of dwellings:

Approximately 35,6 million homes, 27% of which are unused.

Percentage of rental housing:

Around 20% of all occupied dwellings.

Percentage of owner-occupied housing:

More than 70% of all occupied dwellings.

Percentage of Social housing:

A little more than 900.000 units equivalent to 2.6% of all homes in Italy.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The situation is very difficult due to the extremely high market rents, especially in large cities and tourist centers. There is much debate about the need to increase the supply of social housing, but given the large gap between supply and demand for social housing, the key to change would be to mitigate market rents.

At the same time, greater use of unused housing must be promoted. Of course, it is also necessary to increase the number of social housing units, especially those intended for the poorest members of the population.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

In Italy, there is a lot of talk but no change is made. The market reigns supreme. Recently, there have been signs of intolerance towards cases of housing emergencies.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

To reform the free market by steering it towards moderate rents, and for this very reason we are not very popular.

Malta: Solidarjetà



Prices have increased dramatically over the last number of years. A study done by Solidarjetà has shown that between 2022 and 2024 prices have increased by over 20% for both two-bedroom and three-bedroom apartments.

Overview questions

The number of national and/or regional tenants' organisations:

One.

The number of members and tenants or households represented by your organisation:

As of 31 December 2025: 358 members. Not all of which however are member of the tenant section of the union. The tenant section has 211 members.

Membership fee?

For the tenant section, the membership dues are a minimum of €10 a month or €100 a year.

The principal purpose of your tenant organisation:

The principal purpose of the tenant section is to defend and increase the rights of tenants in Malta.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Solidarjetà is founded as a trade union. The tenant section was launched together with the launch of the trade union as no other organisation or union was organising and assisting tenants in Malta.

The tenant section has three working groups:

1. Member Defence – Assisting members with individual or collective issues in their property.

2. Policy – Conducting research reports as well as and policy proposals.
3. Outreach – Educating tenants about their rights and informing them about our work and the importance of being part of a union.

How many employees, how many active members, and how many volunteers are in your organisation:

1 Full Time Employee. 211 members. 17 Volunteers.

The population of your country/area:

2025: 574 250.

Number of dwellings:

Official Census 2021:

297 304 – Total Dwelling Stock.

215 691 – Main Residential Dwelling.

81 613 – Secondary, seasonally used or vacant dwellings.

Percentage of rental housing:

Different publications have provided different estimates, even though they all come from the Government. The official census covering 2021 estimates it at 17%, the Survey on Income and Living Conditions (SILC) covering 2024 estimates it at 29.7%. Over the recent years there has been a significant increase in the people renting due to a significant increase in population, largely led by workers from Third Country Nationals having the EU single work permit, almost all of which rent.

Official Census 2021

51,745 dwellings rented furnished or unfurnished - 2021. Estimated at 17%.

SILC – Government published estimated data 2024

29.7%

By June 2025, there are 70 589 registered with the Housing Authority 86% of which are for a whole building resulting in a minimum of 60 706 privately rented properties.

It is estimated that around 10 000 further properties fall under old rental laws (pre 1995), which had increased rent controls, which do not need to be registered with the Housing Authority.

Percentage of owner-occupied housing:

Official Census 2021

142,810 dwellings – 2021. Estimated at 75%.

SILC – Government published estimated data 2024

66.4%

Percentage of social housing:

Information provided by the Housing Authority shows that they estimate that there are 8,000 social housing units estimated at 3% of total stock. They wanted to add the following proviso:

“Please note that the ‘definition’ of social housing has changed throughout the years and so the headline figure should be interpreted with caution. There are hundreds of units that over the years were sold to social housing tenants, which today are no longer classified as social housing. Pre-1995 units are not included in the estimates – following the reform in 2021, today there are more than 1 900 families receiving pre-1995 subsidies, with an expenditure of €7.3 million in 2024. Similarly, past government interventions under the heading of social/affordable housing, like HOS plots (prevalent in the 1970s and 1980s) and Sale by Notices (prevalent in 1990s and early 2000s), are also not included within these estimates.”

SILC – Government published estimated data 2024 – 3.8% are provided with accommodation free of charge but this does not mention whether it is provided by the Government.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Prices have increased dramatically over the last number of years. A study done by Solidarjetà has shown that between 2022 and 2024 prices have increased by over 20% for both two-bedroom and three-bedroom apartments.

There is also no stability in rental contracts. The absolute majority of which are for a period of one year. If the landlord gives at least three months before the end of the contract, the landlord has the right to a no-fault eviction.

The only rent stabilisation method that exists are for contracts that are longer than one year, which as mentioned above are rare. For these contracts, rent increases between one year and another are tied to the increase in the Property Price Index up to a maximum of 5%. This limit has been reached every year.

However, between contracts there is no rental stabilisation mechanism, so landlords are providing the shortest possible contract and terminating it as soon as possible so they can increase the price as much as possible.

Most of the tenants that are renting are also Third Country Nationals, who have no voting rights and depend on the landlord for their visa. Should the landlord refuse to sign any papers or any dispute arises, the tenants might find themselves vulnerable to getting deported.

There is no regulation or licensing for landlords. There are no standards of what the property must contain, except for recently introduced amendments that limit the number of occupants in a property to a maximum of 2 people per bedroom.

On a more individual level, following a dispute some landlords engage themselves in criminal behaviour such as shutting off water and electricity for their tenants. While criminal, we have found little institutional support. Firstly, several policemen refuse to open a police report to take the landlord to court. If they do, we found magistrates that are often lenient towards the landlords. More recently, we found that if landlords request the Governmental electricity company to turn off the electricity, the Government will go and leave tenants without electricity no questions asked.

The whole rental process, from depending on the landlord to sign papers to obtain and then renew a visa, to institutional assistance to leave tenants without electricity, to tenants being new to the country and not knowing their rights, means that there is a situation whereby tenants are easily abused and exploited.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

In 2024, amendments to the rental law limited the maximum number of occupants per bedroom. This came about after a number of cases were brought to light including a three-bedroom house being rented out to 16 tenants and a separate apartment housing 40 tenants.

The changes have introduced a limit of two tenants per bedroom up to a maximum of 10 tenants. Penalties and fines were also introduced for landlords who do not follow these laws.

While the broader effects of these changes are yet to be evaluated, from our anecdotal evidence, it does seem that this issue has been mainly resolved and most landlords are following the law.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

As a union, we launched in February 2024 and are already recognised as the leading voice for tenants and housing affordability in the country. We are still working on building fundamental services and internal structures to ensure that we grow and remain member led. The main goal remains to increase membership density and build a sustainable organisation.

From a broader level, as an organisation we are planning to present proposals for changes in the rental law to introduce basic rent stabilisation measures, disincentivise evictions of tenants, introduce landlord licensing and minimal standards in the rental properties. The proposals have come about after months of internal discussion between the executive committee, rank and file members, as well as legal and professional experts.

Should the proposals get implemented, the material situation of tenants in Malta would increase greatly including lower rental prices and longer contracts leading to increased housing stability.

The Netherlands: Woonbond



Tenants are facing rising prices, often justified by the fiction that higher rents will lead to increased supply. Prices are particularly high in the private rental market. In addition, many homes need to be made more sustainable, and tenants' say in these renovation processes is under pressure.

Overview questions

The number of national and/or regional tenants' organisations:

The Woonbond has 404 member tenant organisations, representing 1,691,415 households.

The number of members and tenants or households represented by your organisation:

The Woonbond has 11,100 individual members.

Membership fee?

Member organisations pay a fixed fee and a fee depending on the amount of households they represent.

Fixed fee € 212.

Varying tiered fee:

1 – 1,000 € 2,86

1.001 – 2,500 € 1,80

2.501 – 10,000 € 1,31

10.001 – 25,000 € 0,79

25.001 – > € 0,53

Individuals pay 45 euro for a membership.

Both individuals as member organisations prices are annual.

The principal purpose of your tenant organisation:

The principal purpose of our organisation is strengthening local tenants' organizations in their local work, consulting with the landlord on matters such as maintenance and renovations, housing affordability, rent increases, etc. We inform individual tenants and tenants' organizations about their rights and support them in various ways in asserting those rights. In addition, we lobby policymakers to achieve better policies for tenants and people seeking housing across a wide range of areas, including the affordability of rental housing, rent price protection, housing quality, tenant protection, and ensuring an adequate supply of homes.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

- Lobbying on a national level.
- Media work.
- Education through webinars, (online) seminars, books, brochures, magazines.
- Legal assistance provided by our lawyers through the tenants' helpline, via our legal costs fund, and through online information and tools such as the online check for the annual rent increase.
- Research to aid local tenant organisations or strengthen or national lobby.

How many employees, how many active members, and how many volunteers are in your organisation:

66 employees, 54,04 fte. All active members from tenant organisations are volunteers.

The population of your country/area:

The Netherlands has a population of 18.1 million.

Number of dwellings:

8.3 million dwellings.

Percentage of rental housing:

Around 42%

Percentage of owner-occupied housing:

58%

Percentage of Social housing:

25-30%

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Tenants are facing rising prices, often justified by the fiction that higher rents will lead to increased supply. Prices are particularly high in the private rental market. In addition, many homes need to be made more sustainable, and tenants' say in these renovation processes is under pressure. The newly installed cabinet also appears to want to push middle-income households out of the social housing sector through even stricter and higher rent increases.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

A positive development is that more homes have received rent price protection, whereby the quality of the dwelling determines the maximum permitted rent. The number of temporary rental contracts has also been reduced. A negative development is that these improvements are already coming under pressure from the real estate lobby.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

We have a multi-year strategy focused on securing national investments to expand the social rental sector of housing associations. In this way, we aim to break the automatic assumption that a shortage of affordable rental housing inevitably leads to more expensive rental homes. The desired outcome is phased. First, the abolition of corporate profit tax for housing associations, enabling them to invest tens of billions more. Second, the government should invest in the construction of new social rental housing owned by housing associations through targeted (object-based) subsidies.

New Zealand: Tenants Protection Association



Rents have stopped increasing, but the income-rent ratio is still the worst it has been for a decade. There is rising homelessness even as many Kiwis leave for Australia and more rental houses are vacant.

Overview questions

The number of national and/or regional tenants' organisations:

National: 0

Regional: 3 (Renters United Wellington lobby group, Tenants' Union based in Palmerston North, Tenants Protection Association based in Auckland)

The number of members and tenants or households represented by your organisation:

Renters in Palmerston North and the Manawatū: 56,000 (based on June 2025 population estimates)

Formal membership: 104

Membership fee?

Fee recently introduced: \$5/week or \$60 annually.

The principal purpose of your tenant organisation:

The Tenants' Union aim is to:

- Protect, promote, and generally advance the rights, interests, and welfare of renters.
- To advise, assist, and generally support renters in their dealings and disputes with landlords and other authorities.
- To make submissions to both central and local government on issues and laws affecting renters.

- To monitor demolition of rental housing and to make appropriate submissions to local bodies about increasing the rental housing.
- Educate the public about laws regarding renters.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Primarily providing information and advice to renters with case management and advocacy. We specialise in navigating the legal dispute process through the Tenancy Tribunal.

Our secondary activities include:

- Workshops to educate tenants on their rights and obligations.
- Workshops to train community workers on supporting tenant rights.
- Submissions to local and central government regarding law and policy change for renters to improve renters' rights, develop social and public housing, and prevent the sale of social housing.
- Engaging in renting and housing related research.
- Outreach clinics in the surrounding communities.
- Managing a flexi-fund for tenants to access to remain in housing that they otherwise couldn't afford for renters in Palmerston North.
- Promote and enact renting-related events in Aotearoa both online and offline.
- A fortnightly radio show and podcast, *Flatting Today*.

How many employees, how many active members, and how many volunteers are in your organisation:

Employees: 2 (1 full time, 1 part time).

Volunteers: 6 (governance members).

The population of your country/area:

Using the 2023 Census (resident population count):

Aotearoa: 4,993,923.

Manawatū: 119,505 (approximately 47% are renting).

Number of dwellings:

Using the 2023 Census (tenure of household):

Aotearoa: 1,780,527.

Manawatū: 43,599.

Percentage of rental housing:

Using the 2023 Census (sector of landlord):

Aotearoa: 31.8%.

Manawatū: 30.7%.

Percentage of owner-occupied housing:

Using the 2023 Census (tenure of household):

Aotearoa: 54.9%.

Manawatū: 57.5%.

Percentage of Social housing:

Using the 2023 Census (sector of landlord):

Aotearoa: 12.6% (of rental housing), 4.0% (of total dwellings).

Manawatū: 12.7% (of rental housing), 3.9% (of total dwellings).

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Terrible. Rents have stopped increasing, but the income-rent ratio is still the worst it has been for a decade. There is rising homelessness even as many Kiwis leave for Australia and more rental houses are vacant. The current government has reduced rental security of tenure and reduced community funding. This change led to a reduction in the ability for a tenant to remain in their home, while also removing the social support networks and safety nets to prevent homelessness.

From 2025, rental homes had to meet minimum warm, dry, and secure standards. We are fighting the property owners who have refused to meet

them. Rising average temperatures are introducing new pressures in being able to live comfortably within homes not designed to remain cool in summer.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

The biggest negative impact has been a reduction of tenants' security of tenure with the reintroduction of no-cause termination notices in 2025 which had been removed under the last government in 2020. This included a 90-day no-cause termination clause in legislation for periodic tenancies, and at the end of a fixed term tenancy the property owner has the choice of whether a tenancy continues with 21-days' notice. The move was largely opposed by renters, property owners, and property managers. The outcome has been that fewer tenants are willing to express their rights due to fear of termination and a jump in terminations for the most vulnerable tenants.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

We are developing our capacity and reach to expand into other areas of Aotearoa that do not have specialist tenant advocacy support. The end goal is to contribute to building a nation-wide tenants' union to build collective power as we spread access to tenant advocacy services.

North Macedonia: The Housing and Tenants Organization (HTO)



Tenants in N. Macedonia face a tightening market defined by a lack of regulation and rising costs in urban places. Renting is mostly informal with no statutory caps on increases. While nationwide rental yields average 6.5%, Skopje center prices reach €440 for a one-bedroom apartment.

Overview questions

The number of national and/or regional tenants' organisations:

The Housing and Tenants Organization (HTO) is the only national organization representing tenants in N. Macedonia. In addition to our national mandate, we actively collaborate with local partner organizations addressing tenant and housing issues in Kičevo, Kumanovo, Bitola, Shtip and Veles.

The number of members and tenants or households represented by your organisation:

There is around 140 tenants' members in HTO.

Membership fee?

We don't have membership fee.

The principal purpose of your tenant organisation:

The principal purpose of the Housing and Tenants Organization HTO is to protect, promote, and advance the rights and living conditions of tenants, while strengthening social justice and sustainable housing policies in N. Macedonia.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

The Housing and Tenants Organization HTO works through research, advocacy, legal support, and innovation to improve housing systems and

strengthen tenants' rights in N. Macedonia. The organization conducts research and analysis on housing conditions, affordability, tenant security, and the broader social and economic impact of housing policies, mapping legal and systemic gaps and developing policy recommendations for national and local authorities. HTO contributes to housing reforms and national strategies, ensuring that policies are based on real data, lived tenant experiences, and European best practices. HTO also works actively on sustainable housing and the climate impact of housing, promoting energy efficiency, climate-resilient housing solutions, and socially just green transition policies. Particular attention is given to youth and women, supporting their access to affordable housing and protective tenants rights.

Furthermore, HTO promotes the development of affordable and public housing models, supports innovative and inclusive housing solutions, and contributes to long-term national housing strategies. Through innovative projects linking housing, health, well-being, social cohesion, and environmental sustainability as well as through regional and European partnerships, HTO strengthens tenants' participation and community-based governance.

How many employees, how many active members, and how many volunteers are in your organisation:

We have 3 employees about 50 active members and 15 volunteers.

The population of your country/area:

The population in N. Macedonia is 1.8 million citizens.

Number of dwellings:

839,174.

Percentage of rental housing:

Approximately 12.9%.

Percentage of owner-occupied housing:

Based on recent data, the percentage of owner-occupied housing in N. Macedonia is approximately 86% to 87%.

Percentage of social housing:

Social housing represents a very small fraction of the total housing stock in N. Macedonia, estimated at approximately 0.3% to 3%

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Tenants in N. Macedonia face a tightening market defined by a lack of regulation and rising costs in urban places. Renting is mostly informal with no statutory caps on increases. While nationwide rental yields average 6.5%, Skopje center prices reach €440 for a one-bedroom apartment.

Key challenges:

- Low Protection: informal agreements leave tenants vulnerable.
- Urban Pressure: "Studentification" and a surge in short-term rentals for tourists are pricing out locals in Skopje and Ohrid.
- Vulnerability: Energy poverty and a critical shortage of social housing.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

In July 2025, the Parliament of N. Macedonia adopted long-awaited amendments to the Housing Law, establishing more efficient instruments for managing and maintaining collective apartment buildings. These reforms aim to improve decision-making in multi-family housing and enhance the formalization of rental agreements through cadastre registration and digital documentation. Complementing these changes, the government introduced a Draft Law on Social Housing in late 2025 to ensure fair access for vulnerable groups and young families while strengthening the role of municipalities in providing housing support. Additionally, new energy efficiency standards adopted in 2025 mandate central heating in feasible areas, potentially lowering long-term utility costs for tenants but also influencing rental prices in new developments.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

In addition to the activities mentioned above, one of our main priorities is to strengthen the institutional and operational capacities of our organization in order to ensure long-term sustainability and expand our impact. HTO is focused on building stronger internal structures, expertise, and strategic partnerships that will allow us to scale our current work and respond more effectively to emerging housing challenges.

At the same time, we are actively connecting with partners at national, regional, European, and global levels to join forces, exchange experiences, conduct comparative analyses, and develop joint initiatives. Through collaborative networks and shared learning, we aim to improve tenants' rights, housing policies, and living conditions more effectively and sustainably.

Northern Ireland: Supporting Communities



The number of households living in temporary accommodation has more than doubled over the last five years, reaching over 5,400 households in late 2025.

Overview questions

The number of national and/or regional tenants' organisations:

One. Supporting Communities is the Independent Tenant Organisation for Northern Ireland.

The number of members and tenants or households represented by your organisation:

We don't provide housing; however, we do work with most of the housing providers in NI, especially the NI Housing Executive, the largest landlord. Our trading arm is a membership organisation; currently, a total of 20 Registered Housing Associations (NI based) and Approved Housing Bodies (ROI based) are members.

Membership fee?

Supporting Communities charges a membership fee based on housing association size. These figures are currently under review.

The principal purpose of your tenant organisation:

We aim to raise the standard of tenant engagement across the island of Ireland.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Supporting Communities is an independent charity that champions tenant and community participation by developing groups, supporting active citizenship, and building cohesive communities.

We promote best practice in community engagement and participation through a grassroots approach to community development, providing

tailored support, advice, information, and training to new and existing community groups, statutory and voluntary organisations.

As tenant participation experts, we work with social housing providers via our trading arm to raise the standard of tenant engagement across the island of Ireland via tailored services, including:

Strategic Development

- Tenant Participation Strategies & Action Plans – Evidence-based roadmaps for sustainable engagement
- Customer Journey Mapping – Understand and improve every touchpoint with your tenants
- Bespoke Engagement Solutions – Custom approaches that reflect your organisation's values and goals

Training & Development

- Staff & Tenant Training Programs – Build capabilities across your organisation
- Digital Skills Training – Bridge the digital divide and expand engagement channels
- Professional Development – Keep your team at the forefront of best practice

Quality Assurance & Improvement

- Mystery Shopping – Gain objective insights into your service delivery
- Tenant-Led Inspections – Empower tenants while improving service quality
- Independent Consultations – Credible, unbiased feedback for critical decisions
- Scrutiny & Service Improvement Panels – Drive continuous improvement through the tenant voice
- Tenant Participation Accreditation – Measure, benchmark, and get a tailored path to improve every aspect of your tenant engagement work

Ongoing Support

- Expert Consultancy – Access specialist knowledge when you need it most
- Professional Networking – Connect with peers and share best practices

- Accreditation Programs – Demonstrate your commitment to excellence

How many employees, how many active members, and how many volunteers are in your organisation:

26 full-time employees.

The population of your country/area:

Northern Ireland's population is around 1.93 million

Number of dwellings:

As of April 2025, Northern Ireland had a total housing stock of 841,827 properties, according to Land & Property Services (LPS).

Percentage of private rental housing:

Northern Ireland's private rented sector has grown significantly over the last two decades. Recent figures estimate that it accounts for approximately 17%-18% of households.

Percentage of owner-occupied housing:

In Northern Ireland, the percentage of owner-occupied housing is around 64.2%, according to data from 2023 referencing the 2021 Census, making it higher than the England and Wales average; interestingly, over half (54%) of these owners now own their homes outright, without a mortgage.

Percentage of Social housing:

In Northern Ireland, approximately 14% to 15% of households rent social housing as of 2026. Recent data from the 2024–2025 period breaks this down into two primary providers:

- Northern Ireland Housing Executive (NIHE): Roughly 10% of households rent from this public body.
- Housing Associations: Approximately 4% of households rent from various voluntary housing associations.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

In 2026, the housing situation for tenants in Northern Ireland is characterised by record-high social housing demand, rapidly rising private rents, and a critical shortage of available stock.

1. Private Rented Sector:

- As of late 2025, Northern Ireland has seen some of the fastest rent increases in the UK. The average monthly rent stands at approximately **£987**, a 6.1% year-on-year increase. In Belfast, average rents are significantly higher at around **£1,153**.
- **Severe Supply Shortage:** There is a deep imbalance between supply and demand. In late 2025, rental listings received an average of **73 enquiries per property**. Approximately 10% of previously rented properties have shifted to the sales market as landlords exit the sector.
- Rents are increasingly outpacing wage growth. Median rent now consumes roughly **38% to 40%** of median household income, exceeding the 30% threshold generally considered affordable.

2. Social Housing Trends

- **Record Waiting Lists:** The social housing waiting list reached an all-time high of **49,588 applicants** by September 2025.
- **Deepening Housing Stress:** About **77%** of those on the waiting list (38,336 households) are classified as being in "housing stress," meaning they have 30 or more priority points.
- **Supply vs. Need Gap:** While the government set a target of 2,000 new social starts annually, current budget allocations only supported approximately **1,000 to 1,500** starts for the 2025–2026 period.

3. Homelessness and Temporary Accommodation

- **Surging Temporary Placements:** The number of households living in temporary accommodation has more than doubled over the last five years, reaching over **5,400 households** in late 2025.
- **Impact on Vulnerable Groups:** There has been a "moral catastrophe" in pensioner homelessness, with the number of older households in temporary accommodation nearly doubling in 2025.
- **Child Homelessness:** As of mid-2025, over **4,700 children** were living in temporary accommodation, a 76% increase since 2020.

4. Key 2026 Policy & Legislative Trends

- **Renters' Rights Act (May 2026):** New laws expected to take effect in May 2026 aim to abolish "no-fault" evictions, end "bidding wars" for rentals, and introduce a Decent Homes Standard for the private sector.
- **Awaab's Law Extension:** There is a move to extend legal requirements for landlords to investigate and repair damp and mould within strict timeframes to the private sector.
- **Housing Supply Strategy 2024–2039:** This long-term plan aims to deliver 100,000 new homes by 2039, though progress remains hampered by infrastructure and budget constraints.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

In Northern Ireland, one of the most significant recent policy shifts for tenants is the phased implementation of the **Private Tenancies Act (Northern Ireland) 2022**, with major new protections and safety requirements taking effect in **2024 and 2025**.

These changes have reshaped the rental landscape with both positive and negative implications:

- **Positive: Life-Saving Safety Improvements:** The new requirements for alarms and five-yearly electrical checks directly improve tenant safety, reducing the risk of fire or carbon monoxide poisoning in older rental stock.
- **Positive: Greater Financial Predictability:** The cap on rent increase frequency (once per year) and the three-month notice period provide tenants with more stability against sudden, unpredictable spikes in living costs.
- **Positive: Stronger Security of Tenure:** Extended notice periods (up to seven months) give long-term renters more time to secure alternative housing in a highly competitive market, reducing the risk of sudden homelessness.
- **Negative: Implementation and Cost Pressures:** Some tenant groups have expressed concern that the costs of these upgrades (e.g., electrical inspections and alarm installation) may be passed on to tenants through higher base rents. Additionally, these stricter regulations are cited by some industry observers as a factor in smaller landlords exiting the market, further tightening the already low supply of available rentals.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

A new Tenant Participation Strategy for Northern Ireland!

At the end of 2025, the Department for Communities announced its intention to revise and update the Tenant Participation Strategy for Northern Ireland (2015–2020), which we welcome. As the Independent Tenant Organisation for NI, we will be a key contributor to the new document and will support tenants and social housing providers to have a say in its development over the coming year, with the aim of launching a new strategy in early 2027.

The previous strategy (the first for Northern Ireland) is now several years out of date and Supporting Communities and social housing tenant representatives on the Housing Policy Panel have long called for a new iteration. While it is widely agreed that the existing strategy was successful, we aim to strengthen the next iteration's measurement and enforcement requirements to meaningfully raise the standard of tenant participation across all social housing in the North.

The success of the strategy (and any further improvements in the next version) is something we hope to share with housing bodies in the Republic of Ireland as we strengthen our presence and influence in the South, both by lobbying the government for policy change and by making our Tenant Participation Accreditation available to housing providers who want to take the next steps now. In fact, Fold Housing became the first provider in the South to gain our accreditation last year. We hope they are the first of many to take their tenant participation work to the next level.

Norway: Leieboerforeningen



Norwegian tenants are facing a serious situation with increasing rents, short term leases and shortage on housing. Tenants are facing energy poverty and frequent rise in rents. Many tenants have no choice but to relocate to a smaller and cheaper dwelling. The social housing sector is under pressure, and there are clear signs that homelessness is now increasing in Norway.

Overview questions

The number of national and/or regional tenants' organisations:

There is only one tenants organisation in Norway – Leieboerforeningen, founded in 1933. We have recently developed our membership democracy, and as from 2024, we have two small, member driven local departments in Oslo. There used to be a wider variety of tenant organisations, but Leieboerforeningen is the only one that remains.

The number of members and tenants or households represented by your organisation:

Approximately 6500 members all over the country.

Membership fee?

The membership fee is 440 NOK (38 euros) a year (with discounts for certain groups).

The principal purpose of your tenant organisation:

The purpose of Leieboerforeningen is to:

- Secure stable housing for tenants through housing policy.
- Provide legal advice and social support for tenants.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

- Legal assistance to members (2,499 cases in 2025)
- Housing policy
- Social work in the social housing sector
- Tenant participation

How many employees, how many active members, and how many volunteers are in your organisation:

18 employees, 6,500 active members, around 30 volunteers.

The population of your country/area:

5,6 million.

Number of dwellings:

2,7 million.

Percentage of rental housing:

23%.

Percentage of owner-occupied housing:

77%.

Percentage of Social housing:

4-7 % (unsure numbers).

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Norwegian tenants are facing a serious situation with increasing rents, short term leases and shortage on housing. Tenants are facing energy poverty and frequent rise in rents. Many tenants have no choice but to relocate to a smaller and cheaper dwelling. The social housing sector is under pressure, and there are clear signs that homelessness is now increasing in Norway. The situation has been severe for decades but has worsened since the pandemic. Factors such as high living costs, high interest rates and short time rental has worsened the situation.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

The Norwegian housing politics regarding tenants has traditionally seen very few regulations, so it is difficult to point to one specific policy change. The one single initiative that has had the strongest effect on tenants, is the decision to take in 100.000 refugees from Ukraine, while at the same time, not taking measures to assure that more dwellings are being built. This has led to a housing shortage both in urban areas and districts, and has been challenging.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

Since 2019, Leieboerforeningen has worked for a new tenants law. The law is now being prepared for the parliament and will be voted upon in 2027. The tenants- and landlords representatives are far from each other, and the new law will most certainly see some compromises between the two parts. Leieboerforeningen is pushing for more security for tenants, longer contracts – today the contracts can be as short as one year – and more regulated rents.

Portugal: Lisbon Tenants Association (AIL)



The housing situation for tenants in Portugal, especially in Lisbon, is marked by high rent inflation, limited supply, and growing affordability problems. Demand has increased due to tourism, short-term rentals, foreign investment, and population pressure in metropolitan areas, while wages have not kept pace. Many tenants face insecurity, short-term contracts, and risk of displacement, particularly low-income households, young people, and migrants.

Overview questions

The number of national and/or regional tenants' organisations:

In Portugal there are two tenant associations:

- AICNP - Association of Tenants and Owners of Northern Portugal, founded in 1948, with headquarters in the city of Porto.
- AIL - Lisbon Tenants Association, founded in 1924, with headquarters in the city of Lisbon.

The number of members and tenants or households represented by your organisation:

AICNP: 9,000 members.

AIL: 15,000 members.

Membership fee?

44 eur/year.

The principal purpose of your tenant organisation:

The Lisbon Tenants Association exists to defend and represent the rights and interests of tenants in Lisbon. It provides legal advice and support to help renters understand housing laws, contracts, and how to handle issues such as evictions or rent increases, while also working to mediate disputes between tenants and landlords. In addition, the association advocates for fair housing

policies and stronger tenant protections by engaging with public authorities, and it educates tenants about their rights to reduce vulnerability to unfair practices. Overall, its purpose is to serve as both a support system and a collective voice for renters, promoting more balanced and fair access to housing in the city.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

AIL, in addition to intervening in the representation and defence of tenants' interests, also represent condominium owners and condominium management.

AIL has the status of public utility and are social partners integrating various committees and advisory councils, local and national.

For example, AIL is part of the IHRU Advisory Council, the Lisbon, Almada and Barreiro Municipal Housing Councils. It has representation at CNAPU - National Commission for Urban Buildings Evaluation, which establishes the price per m², location criteria for IMI purposes, etc.

It is regularly consulted by Parliament and the Government. It presents proposals for legislation. Integrates and participates regularly in social movements, like the social movement (*Morar em Lisboa*, Living in Lisbon).

The work carried out by AIL in the field of legal assistance and tenant support plays a crucial role in promoting access to justice in Lisbon and its surrounding areas. By providing legal advice and support to tenants, AIL helps individuals and families better understand their rights and obligations, particularly in matters related to housing, leases, and eviction processes. This assistance is offered not only at its headquarters in Lisbon but also through branch offices in Almada, Barreiro, Setúbal, and Amadora, ensuring closer and more inclusive support to communities in the suburbs of Lisbon.

How many employees, how many active members, and how many volunteers are in your organisation:

15 workers + 5 board members.

The population of your country/area:

10.5 million in all Portugal, almost 3 million in the great metropolitan area of Lisbon, half a million just in the city of Lisbon.

Number of dwellings:

In Portugal, the total number of dwellings (homes) was about 5,981,485 in 2021 according to Census data. For Lisbon city specifically, detailed official dwelling counts are not always published separately in summary data, but the Lisbon Metropolitan Area has the largest percentage of habitual residences in the country (nearly 79.6%), indicating a significant share of the total Portuguese dwelling stock is located there.

Percentage of rental housing:

In Portugal overall, approximately 22.3% of dwellings were rented (occupied under rental contracts) according to Census 2021. In the Lisbon Metropolitan Area, the rental housing share is higher at about 29.2%.

Percentage of owner-occupied housing:

Nationally in Portugal, about 70% of dwellings are owner-occupied. In Lisbon city/metro area, the proportion of owner-occupation is lower than the national average due to a stronger rental market (precise Lisbon city data varies by source but is below the national rate).

Percentage of Social housing:

Portugal has a relatively small social housing sector. Estimates indicate public or formal social housing represents around 2–3% of the total housing stock nationally. In Lisbon, the share of public/social housing is higher than the rest of the country, with municipal/State/social/cooperative housing making up about 8.5% of the city's housing stock.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The housing situation for tenants in Portugal, especially in Lisbon, is marked by high rent inflation, limited supply, and growing affordability problems. Demand has increased due to tourism, short-term rentals, foreign investment, and population pressure in metropolitan areas, while wages have not kept pace. Many tenants face insecurity, short-term contracts, and risk of displacement, particularly low-income households, young people, and migrants. Access to adequate and affordable rental housing remains one of the country's main social challenges.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

More recently, the government led by Prime Minister Luís Montenegro (social democrat government) has promoted new housing measures aimed at stimulating supply and easing market pressure, including incentives for private construction, faster licensing processes, and a stronger reliance on market-driven solutions. These measures were promulgated only very recently, so there is still no concrete empirical data to assess their real impact on tenants. While the policies are intended to increase housing availability in the medium term, there is uncertainty about their short-term effects on rent levels, affordability, and tenant protection, particularly in high-pressure areas such as Lisbon.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

AIL's most important ongoing work combines continuous legal support to tenants with active policy advocacy. Alongside daily assistance to tenants facing rent increases, insecurity, or eviction, AIL meets regularly with the government—around four times a year—to provide advice on the housing and rental policy packages currently being launched, as part of a broader reform effort. In parallel, AIL is working with the social movement *Morar em Lisboa* and the platform *Casa para Viver* to organize a major demonstration for the right to housing, scheduled for 21 March 2026, which aims to mobilize tens of thousands of people and place housing justice at the centre of public debate.

Sweden: Hyresgästföreningen



Swedish tenant households are currently enduring a cost-of-living crisis for the fourth consecutive year. We are seeing a significant squeeze on household finances as the prices for electricity, heating, food, and especially rents have surged. For three years running, annual rent increases have hovered around 5%, resulting in rent consuming a historically high share of tenants' disposable income compared to the pre-2022 era.

Overview questions

The number of national and/or regional tenants' organisations:

One – The Swedish Union of Tenants / Hyresgästföreningen.

The number of members and tenants or households represented by your organisation:

Approximately 585 000 households.

Membership fee?

SEK 97 – approximately EUR 9.

The principal purpose of your tenant organisation:

Hyresgästföreningen (The Swedish Union of Tenants) is a democratic, membership organisation representing over half a million tenant households in Sweden. Its core mission is to ensure good, secure, and affordable housing, strengthen tenant influence, and support local communities.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

A central activity is the annual rent negotiation with public and private housing companies. The organisation advocates rents based on the utility value

system rather than market pricing, ensuring predictable and fair rent development for tenants.

Beyond rent negotiations, Hyresgästföreningen plays a significant role in housing policy advocacy, shaping public opinion and lobbying political decisionmakers to improve national housing policy. This work includes proposals for sustainable housing finance, fairer housing taxation, ecological modernisation of housing stock, and stronger municipal responsibility for planning and building rental housing.

The organization also provides extensive legal support and advisory services, helping members navigate disputes with landlords, understand their rights and obligations, and resolve housing related problems. Educational activities form a key part of the mission: Hyresgästföreningen informs tenants about their rights and trains volunteer tenant representatives and local activists.

At the local level, Hyresgästföreningen carries out community-based projects aimed at improving neighbourhood wellbeing, strengthening social cohesion, and supporting tenant participation in local housing issues. These initiatives help foster safer, more inclusive, and better managed housing environments.

In addition to its national and local roles, Hyresgästföreningen is active internationally, working with European and global networks to promote tenant rights and share best practices across borders. This international engagement supports broader efforts to improve housing conditions and strengthen tenants' influence at a multinational level.

Overall, the organization combines negotiation, advocacy, legal assistance, education, and community development to protect tenants' rights and contribute to secure, sustainable, and socially supportive housing across Sweden.

How many employees, how many active members, and how many volunteers are in your organisation:

Hyresgästföreningen as an organisation rests on two 'legs': the elected representative branch, consisting of approximately 10,000 elected members, and the staff branch, consisting of around 850 employees.

The population of your country/area:

The population of Sweden is approximately 10.6 million inhabitants.

Number of dwellings:

The total number of dwellings in Sweden is around 5.2 million.

Percentage of rental housing:

Around 1.39 million households in Sweden live in rental housing, which corresponds to about 30 percent of all households.

Percentage of owner-occupied housing:

Approximately 60–65% of the Swedish households own their home, with nearly 40% owning a single-family house (villa), and an additional roughly 23% living in a cooperative apartment (bostadsrätt), which is also considered owner-occupied housing.

Percentage of Social housing:

Social housing in the traditional meaning – e.g. means tested low income–targeted housing – does not exist in Sweden. Instead, access to public housing through municipalities is universal and open to everyone, without being means-tested. Such public housing is accessed mainly through public queues and consists of 16 % of the housing stock.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

Swedish tenant households are currently enduring a cost-of-living crisis for the fourth consecutive year. We are seeing a significant squeeze on household finances as the prices for electricity, heating, food, and especially rents have surged. For three years running, annual rent increases have hovered around 5%, resulting in rent consuming a historically high share of tenants' disposable income compared to the pre-2022 era.

The structural landscape of the Swedish housing market has also shifted:

- **The Rise of Institutional Owners:** During the low-interest years (2015–2023), a construction boom occurred, but it was dominated by expensive, privately-owned rental units. Meanwhile, the public housing sector (allmännyttan) has shrunk due to sell-offs and low investment. Today, institutional private owners dominate the market, holding 21% of the total housing stock, compared to 16 % for the public housing sector.
- **The Construction Collapse:** Following the 2022 interest rate shock, new construction has plummeted. We are now building far below the levels required to meet the population's needs. While some local vacancies have temporarily increased tenant leverage, this is likely a short-lived phenomenon as the supply of new homes has come to a sudden halt.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

The current government has focused almost exclusively on reforms benefiting homeowners, particularly the construction of single-family houses, while largely ignoring the rental sector.

A particularly concerning initiative is the further deregulation of the subletting market. The government has moved to make it easier for homeowners to rent out their properties in the secondary market. This promotes a shift toward a secondary market where tenants face market-level rents and possess virtually no security of tenure. This trend undermines the stability of the rental market and creates a precarious situation for those unable to access primary tenancies.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

As we approach the upcoming general elections held in September 2026, our organization is focusing on two critical pillars to protect the Swedish rental model:

1. **Defending Collective Bargaining:** The SUT are campaigning vigorously against the introduction of market rents. Our goal is to protect the collective right to rent negotiations, ensuring that rents remain fair and are not dictated solely by profit-driven market forces.
2. **Affordable New Housing:** The SUT are advocating for the state to take responsibility for the housing shortage. We demand the introduction of state subsidies and low-interest loans specifically targeted at the construction of affordably priced rental housing.

Our ultimate goal is to ensure that the rental apartment remains a secure, long-term, and economically viable housing option for everyone, regardless of the economic climate.

Switzerland: Mieterinnen- und Mieterverband Schweiz



The housing crisis was at its worst these past years. The housing situation for tenants in Switzerland is increasingly strained, not only in cities but also in tourist mountain regions. Vacancy rates are very low, while rents continue to rise.

Overview questions

The number of national and/or regional tenants' organisations:

The Swiss Tenants' Association is based on strong local sections. There are 20 sections across the country. These sections are grouped into three regional umbrella associations and one national association, which is headquartered in Bern.

The number of members and tenants or households represented by your organisation:

The organisation represents more than 230 000 members nationwide.

Membership fee?

From 45 to 100 CHF – depending on the section and the services offered.

The principal purpose of your tenant organisation:

The organisation advocates for tenants, tenants-friendly laws and a strong tenants protection. Its core goals are to curb excessive rent increases. Especially at tenant turnover, strengthen protection against unjustified lease terminations, ensure that tenants benefit from low interest rates, and promote cost-based rents. It also works on affordable housing, energy transition, and housing quality.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Legal advice and representation for tenants, political advocacy and lobbying for fair tenancy laws, support for rent control mechanisms, campaigns for affordable and high-quality housing, and actions against unjustified rent increases and terminations.

How many employees, how many active members, and how many volunteers are in your organisation:

The umbrella organisations (one national, one for German-speaking Switzerland, one for French-speaking Switzerland, and one for the Italian-speaking region) employ around 15 staff members in total. In addition, the local sections employ between 2 staff members in smaller sections and up to around 40 in larger ones.

The population of your country/area:

Approximately 9 million inhabitants.

Number of dwellings:

About 5 million.

Percentage of rental housing:

Approximately 64% of permanently occupied dwellings are rental housing. This makes Switzerland one of the countries with the highest ratio population/tenants in the world.

Percentage of owner-occupied housing:

Approximately 36% of dwellings are owner-occupied.

Percentage of Social housing:

Just under 4 %.

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The housing crisis was at its worst these past years. The housing situation for tenants in Switzerland is increasingly strained, not only in cities but also in tourist mountain regions. Vacancy rates are very low, while rents continue to rise.

Rents are linked to a reference mortgage interest rate, which has fluctuated significantly in recent years. Our organisation has supported tenants in contesting unjustified rent increases and encouraged them to request rent reductions, which are not automatic and rarely voluntarily granted by landlords.

Another major challenge is the growing number of mass terminations linked to renovation projects, often used to impose sharp rent increases and displace vulnerable tenants from city centres.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

In 2024, our organisation successfully launched referendums against two proposed revisions of tenancy law that aimed to make lease terminations easier for landlords. In November 2024, voters rejected these changes, stopping unfair laws, and preserving essential tenant protections. This was a major positive milestone for tenants in Switzerland.

At the cantonal level, several cantons have strengthened rent transparency by requiring that new tenants be informed of the rent paid by previous occupants.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

We seek to challenge the excessive profits generated by large real estate owners such as insurance companies and banks, which control an ever-growing share of housing stock. These practices lead to abusive rents that are disconnected from actual costs and do not comply with tenancy laws. This situation must change.

Our most important current project is the introduction of rent controls at both national and regional levels. Such mechanisms already exist in some cantons, including Basel-Stadt, Geneva, and Vaud (for rents after renovations). In 2025, the organisation launched a federal popular initiative to anchor rent control in the Constitution. We have nearly collected the required signatures and will submit the initiative shortly, for it to be then put to a vote.

Ukraine: Tenants Union of Ukraine



The main challenge is the ongoing war, which has lasted for over a decade and resulted in large-scale internal displacement and significant destruction of housing. This has increased pressure on the rental market and reduced availability of affordable housing.

Overview questions

The number of national and/or regional tenants' organisations:

1, only us.

The number of members and tenants or households represented by your organisation:

30 members

Membership fee?

150/mo UAH recommended with discounts for different groups.

The principal activities of your organisation? For example, policy questions, educational activities, local activities for security, well-being and community activities, and others:

Policy questions, educational activities and legal support.

How many employees, how many active members, and how many volunteers are in your organisation:

All of our members are volunteers at the moment with around 70% being active.

The population of your country/area:

~40 million, in Lviv city where most of the members are located - around 728 thousand officially but due the war estimates are up to 1 million.

Due to ongoing war with around ~14% of destroyed or significantly damaged properties the following numbers could lack precision.

Number of dwellings:

14,549,200 in 2022 (number of households)

Percentage of rental housing:

~13%

Percentage of owner-occupied housing:

~84%

Percentage of Social housing:

~1%

Service housing and company-provided housing:

~1%

In-depth questions

How would you describe the current housing situation for tenants in your country, including key challenges or trends?

The main challenge is the ongoing war, which has lasted for over a decade and resulted in large-scale internal displacement and significant destruction of housing. This has increased pressure on the rental market and reduced availability of affordable housing. Another key issue is the lack of comprehensive rental legislation, along with low awareness among both tenants and landlords about their rights and responsibilities. There is also a lack of strong representative bodies, such as tenant unions, which limits protection and advocacy for tenants.

What is one recent policy change or initiative—national or local—that has significantly affected tenants, positively or negatively?

Recently, some general housing-related legislative changes have been introduced; however, their impact on the rental sector has been negligible. Overall, the state still has very limited influence on the rental market, which remains largely unregulated and driven by informal practices.

What is your organisation's most important campaign or project right now, and what do you hope to achieve with it?

Our main project over the past year has been the development and promotion of a standard rental agreement, which we use as part of our educational efforts. Through this initiative, we aim to increase tenants' awareness of their rights and encourage the use of formal rental contracts. Currently, a large portion of the rental market operates in a grey zone, and we hope this project will contribute to greater transparency and legal protection for both tenants and landlords.



Photo credits

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Second to last page: Christianshavn and the canals , Copenhagen.
Photo by Thomas Villars Petersen, Lejernes landsorganisation.

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