



# International Union of Tenants

## Association Internationale des Locataires

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

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**Stockholm, 24 June 2026**

**HE Sir Siminalayi Fubara** GSSRS  
Executive Governor of Rivers State  
Government House, Port Harcourt  
Federal Republic of Nigeria

Through:

**The Secretary to State Government**  
Point Block Complex, Port Harcourt  
Federal Republic of Nigeria  
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Your Excellency,

The International Union of Tenants (IUT) wishes to express its strong support for its member organisation, the National Union of Tenants of Nigeria (NUTN), following its press statement of 9 June 2026, which raises urgent concerns regarding the escalating housing crisis in Rivers State.

According to NUTN, tenants in Port Harcourt and Obio-Akpor are currently facing severe and disproportionate rent increases, resulting in significant social and economic hardship. Independent research cited by the organisation indicates that this crisis is not driven by population growth or construction costs, but rather by the widespread conversion of residential buildings into commercial premises, leading to a substantial loss of affordable housing stock.

The reported consequences are deeply alarming. A large proportion of residents—including civil servants, workers, and retirees—are now compelled to spend well beyond

their total annual income on rent. As a result, some families are forced to relocate, while others remain in extreme financial hardship after meeting their housing costs.

As stated by IUT President Marie Linder:

*“The situation described by our Nigerian member is deeply alarming. When tenants are forced to spend more than their entire income on rent, housing systems are no longer functioning. Housing must be treated as a human right, not a commodity. Authorities must act now to prevent unjustified rent increases, protect affordable housing, and ensure that urban development serves people, not profit.”*

IUT shares the deep concerns expressed by its Nigerian member. Housing costs at such levels are incompatible with the principle that housing must remain affordable and proportionate to income, which is a core element of IUT policy.

Furthermore, NUTN highlights that the ongoing conversion of residential buildings violates existing urban planning regulations and contributes to forced displacement and housing insecurity. This raises serious concerns in relation to international human rights standards, including the right to adequate housing.

In line with its Policy Priorities, IUT emphasises that:

- Housing is a fundamental human right that must be protected and enforced;
- Governments must ensure affordability, security of tenure, and protection against exploitation; and
- Public authorities have a responsibility to prevent displacement and safeguard access to adequate housing for all.

In this context, IUT supports NUTN’s call for urgent government action, including:

- Immediate measures to halt the unlawful conversion of residential buildings;
- Effective interventions to address excessive rent increases; and
- Policies aimed at restoring the supply of affordable housing and ensuring proper regulatory oversight.

Your Excellency, the International Union of Tenants respectfully urges the Federal Government of Nigeria, in cooperation with the authorities in Rivers State, to engage constructively with the National Union of Tenants of Nigeria and to take swift and concrete steps to address this crisis.

At a time when housing affordability challenges are intensifying globally, the situation in Nigeria underscores the urgent need for policy frameworks that prioritise people over profit and ensure that no tenant is left behind.

IUT stands in solidarity with its Nigerian member and reaffirms its commitment to advancing tenant rights and housing justice worldwide.

Please accept, Your Excellency, the assurances of my highest consideration.



**Marie Linder**

President

International Union of Tenants (IUT)



Cc:

**The Honourable Minister**

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