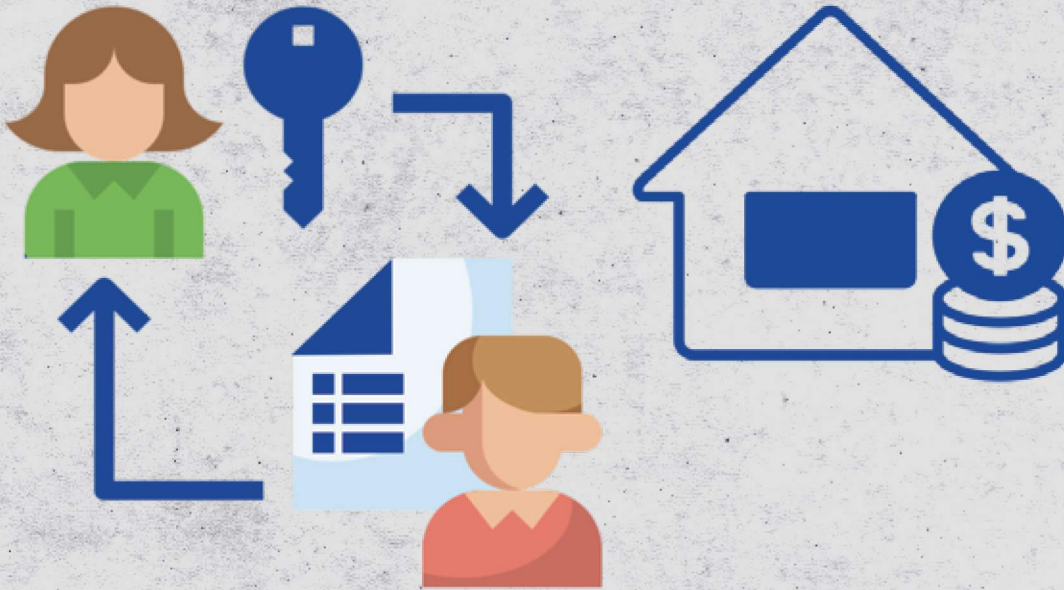
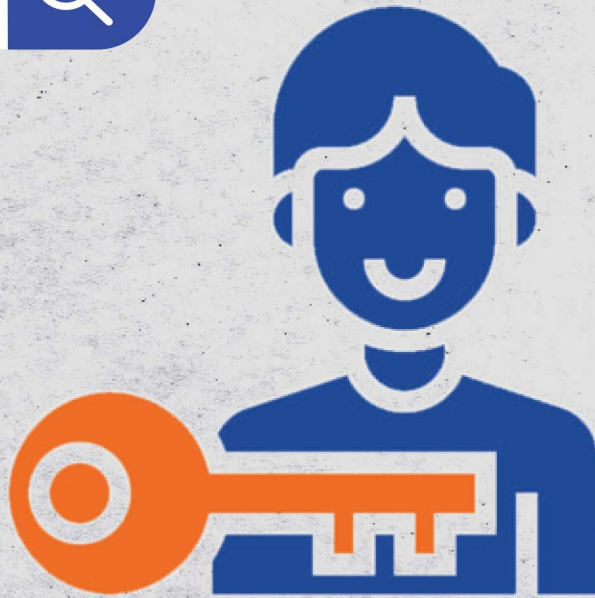


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Tenancy

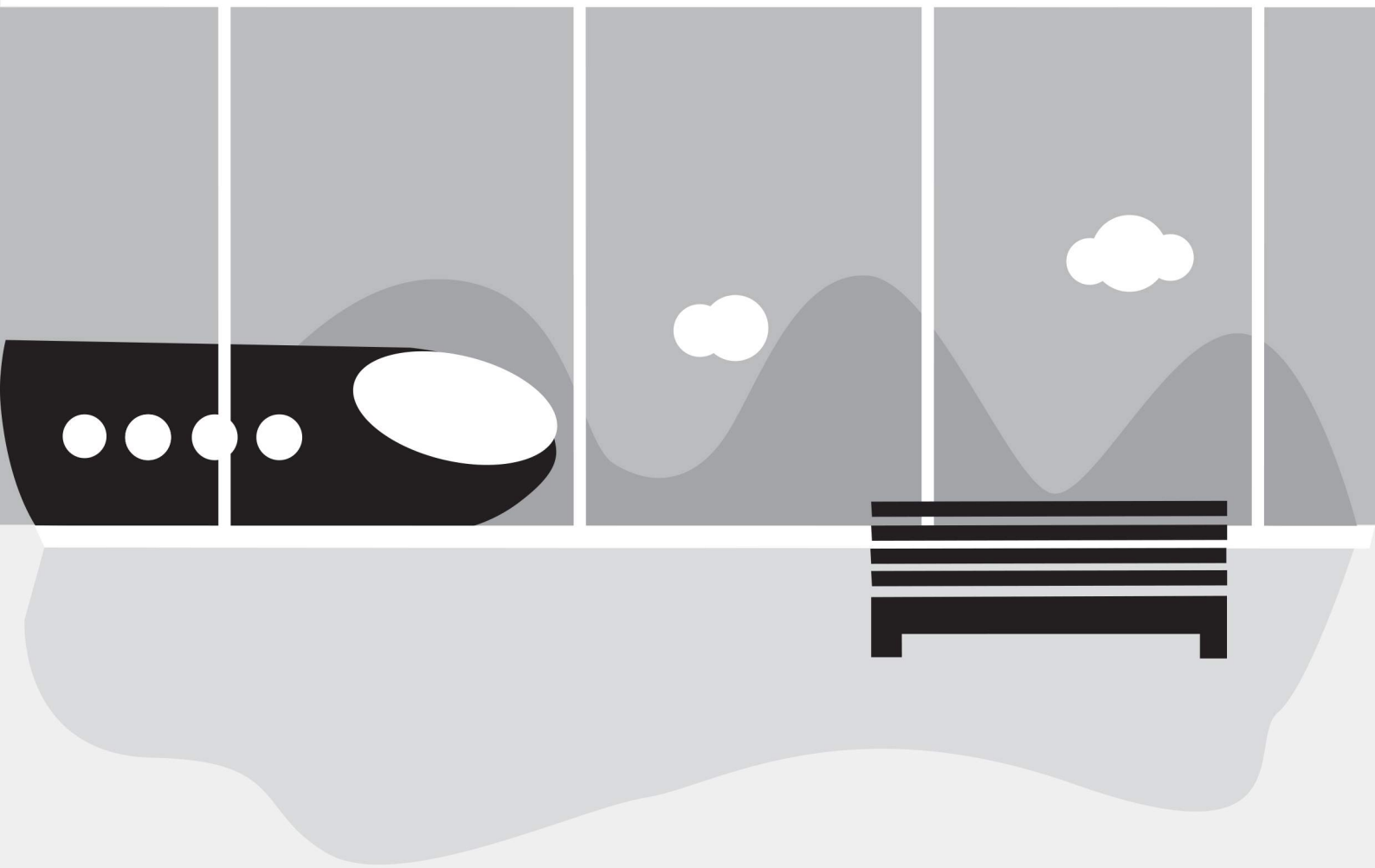


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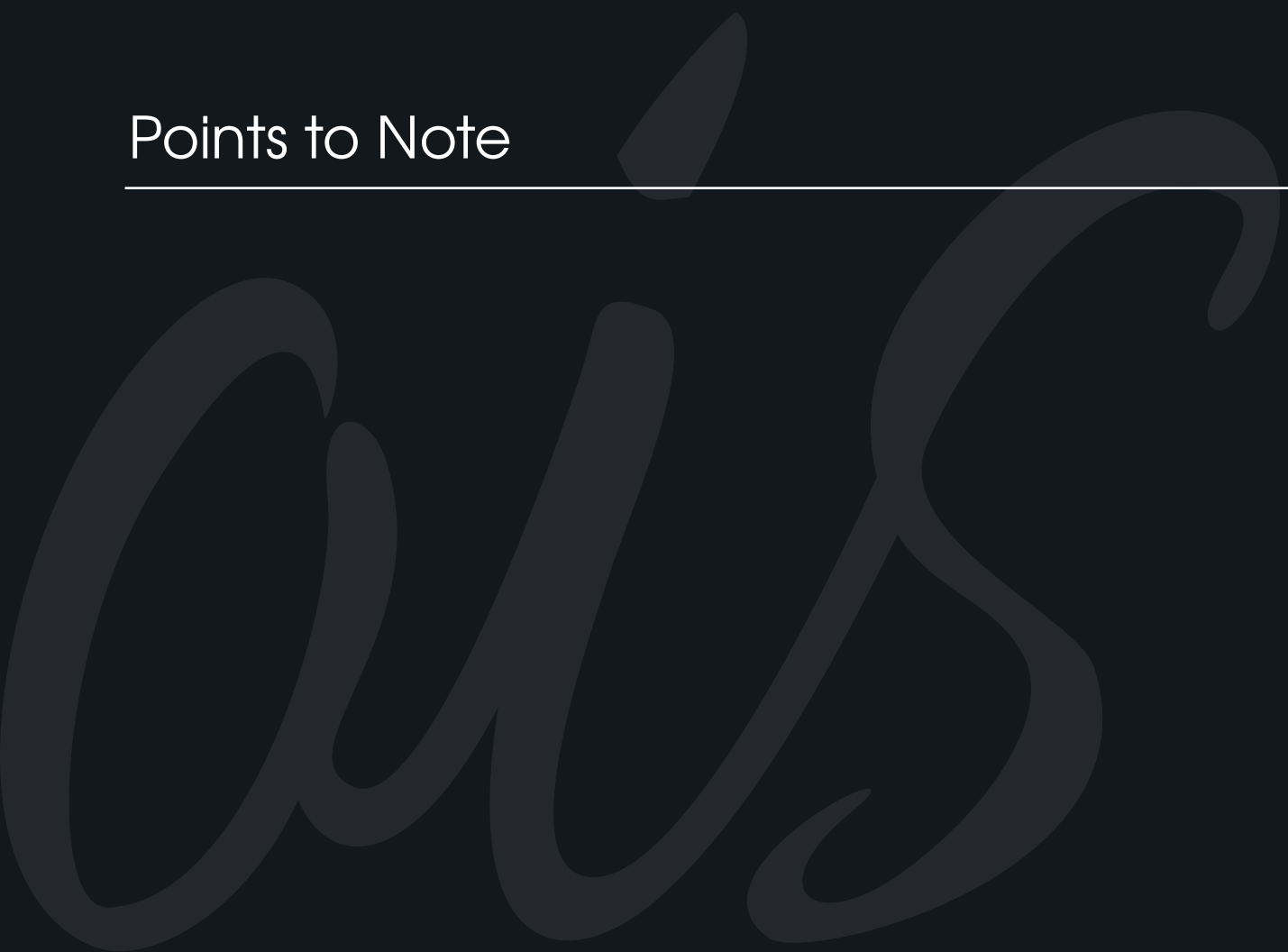
# HOUSING EDITION



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# HOUSING EDITION

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# 2022 Comprehensive Survey Highlights

- The majority of international students live in apartments or houses.
- Almost 1 in 2 international students do not have contracts, and most of those that do only have their contracts in Turkish.
- 1 in 5 students has been defrauded in the housing sector.
- 43.9% have experienced housing-related issues in the past and only 26% reported to the relevant bodies.
- 1 in 2 international students do not think that a housing-related issue will be resolved in their favour.
- The most common housing problems reported were pricing and the return of deposits.

# Best Practices When Renting a House

- Where possible, work only with registered agents or house owners directly. Most higher education institutions have the names and prices of dormitories under them on their websites or welcome brochures.
- NEVER pay for any accommodation that hasn't been seen/visited by you or someone you know and trust. Furthermore, always document (with videos or pictures) the state of the house when you take possession of it to prevent issues in the future as some house owner often create or exaggerate repairs/damages to justify withholding deposits. If you are a new student still in your home country, we recommend waiting until you arrive before paying for your accommodation. Alternatively, you can ask a friend or contact your higher education institution for assistance before you arrive. Most will provide temporary accommodations for your first few days.
- The house owner is responsible for maintenance and repairs on the property where these are not directly caused by the renter. For example, while your deposit may be deducted for a broken piece of furniture, your house owner cannot hold you responsible if the water pump stops working as long as you have not tampered with it or unless stated otherwise on your contract. More reason to always read your contract carefully before signing.
- ALWAYS get a signed and notarized contract and receipts or other proof of payment for any payment you make, including deposits. Because there is no price control mechanism for housing, there will be no grounds to argue the price once the contract is signed. So, it is very important to read your contract in detail before signing. Insist on getting your contract in English if you don't speak Turkish, have someone translate it to you, or take advantage of the camera feature on the google translate mobile app as a last resort. Some house owners or agents may try to scare, rush, or pressure you into signing a contract, don't fall for it and NEVER SIGN ANYTHING YOU HAVEN'T READ!
- Before taking possession of the house, always ask from others/neighbours, etc., and independently verify any outstanding bills (electricity and water) on the property. You can do this by visiting the relevant office in your region or online.

# When Can My House Owner Evict Me?

- The procedures when dealing with housing issues are contained in the “Rent (control) Law”. Legal proceedings can be initiated in the event of any breach of the provisions contained in this document and any legal action shall be decided by the 'court' within three months from the date of notification.
  
- There are only specific instances where your house owner can evict you (by terminating or nullifying your contract). A ‘court’ evacuation order is needed for this. These include instances where:
  - i) the rent is not paid within one week from the due date or no payment proposal is made; or
  - ii) you are in violation of the provisions in the "Rent (control) law" or your rental contract; or
  - iii) you or anybody residing at the residence under you disturbs or harasses others in neighbouring residences, or has used the property contrary to the law or morality; or
  - iv) the condition of the property has deteriorated or been damaged due to the destructiveness, negligence, or deliberate actions of the renter(s); or
  - v) the rental agreement has been terminated through an eviction notice given to the tenant; or
  - vi) the renter(s) leases the property to someone else or gives up its possession in any other way; or
  - vii) the house owner is in reasonable need of it for his wife or adult children; or
  - viii) the rental agreement was reached based on the renter(s)'s employment and this has been terminated or if anyone working for the property is in reasonable need; or
  - ix) If the house owner needs to make any modification or new construction on the property, has obtained all the necessary licences and requirements, and has given the renter a notice of at least one month; or
  - x) it is necessary to evacuate the property to implement a development project in accordance with any ‘law’; or

- xi) the property or any part of it is taken from the owner under any 'law' granting such authority; or
  - xii) the property is required for the the fulfilment of the duties or powers of any local body or public benefit; or
  - xiii) the 'court' considers it reasonable to issue an evacuation order and the tenant has found an alternative property or one will be available when the evacuation order comes into force.
- Housing issues are civil issues and can only be resolved through the 'courts', and are thus out of the 'police's remit. When dealing with any housing issue, 'police' threats by the house owner should be considered as threats and thus harassment. You can reach out to VOIS if you are being threatened in such a manner. You can also make a direct complaint at the nearest 'police' department.

# Points to Note

- Neither your house owner or any local body can evict you from a house without a 'court' order and ONLY AFTER you have received a written notice informing you of the eviction.
- Only registered agents are authorised to collect a commission payment, which should not exceed one month's rent. You can report unregistered or fraudulent agents by sending all evidence you have (including videos, pictures, text messages, etc.) to +905391046060 on WhatsApp.
- Generally speaking, dealing with dormitories is easier than with private house owners since dormitories are usually regulated by the respective higher education institutions they work under.
- It is the responsibility of the house owner to provide you with a notarised version of your contract. However, you may also have a copy notarised by your local mukhtar.
- Unless explicitly stated in your contract, your house owner cannot regulate any visitors you receive in your home.
- Your house owner can withhold all or part of your deposit ONLY if this is required to cover the costs of any substantial repairs on the property that occurred during your stay there or any outstanding utility bills.





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