

Hello,

Subject: Tenants' Rights

We know that during this hard time, when many people are not working, lots of people cannot pay their rent for their apartments. Here is an explanation of your rights and obligations as tenants.

1. You must pay your rent.
2. If you do not have money to pay your rent - Israeli law states that your landlord cannot force you to leave, cannot take your things out of the apartment, and cannot change the lock. A landlord who wants to remove a tenant can only do so by going to court, and having the court approve.
3. Additionally - If you gave the landlord a deposit check at the beginning of your contract - the landlord is allowed to cash that check if you do not pay the rent.
4. If the landlord tries to force you out of the apartment, or threatens you physically, call the police (phone number: 100) and tell them what happened. Israeli law protects you from being forcibly removed without an advance warning.

According to Israeli law, a landlord who wants to remove a tenant can only do so in two ways:

1. Bringing the case to court using an **expedited (fast)** process. This way, the landlord can only demand that you leave, and cannot add any other claims, such as other debts. The landlord would need to file a separate claim for other debts. (A detailed explanation of this process will appear later in this document.)
 2. Bringing the case to court using the **normal (longer)** process. This way, the landlord can demand both leaving the apartment and any other claims against the tenant.
- It is important to remember that right now the courts are working in a limited fashion, so we do not know how long it would take for a claim brought to court to be finished.

We suggest:

1. Remember that there are landlords who buy their food with the money you pay them, and maybe they are also scared now. Speak to the landlord, and explain your financial situations, that you are not working and not receiving unemployment benefits, and try to find a temporary solution together (perhaps part of the payment now and part of it later).
2. If the landlord wants to remove you from the apartment, explain that in any event no one will move into this apartment because of the situation, so anyway he won't get paid this month. So the best thing for the landlord financially is to let you stay in the apartment, and have you pay as soon as you go back to work.

3. The landlord should know the law that it is forbidden to remove you without a court order.

If the landlord goes to court, what is the process?

1. If the landlord chooses to go to court using the expedited process, he can only demand that you leave the apartment (and not any debts owed or any damage to the apartment).
2. It takes a minimum of 60 days, from the beginning of the claim until the ruling of the court.
3. If the court decides that you need to be removed, you will be given fifteen days to leave from the day of the decision.
4. If the tenant does not follow the ruling and does not leave the apartment, the landlord is not allowed to remove the tenants on his own. He must turn to the police, and they will do the removal. (Only after fifteen days from the time of the court ruling can the landlord call the police.)

For questions, please call:

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