



Akelius

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Akelius is a corporate landlord that owns 20,000 rental apartments in major cities such as New York, Boston, Washington, Austin, Toronto, Montreal, Québec City, Ottawa, Paris and London.

Incidents [edit | edit source]

Exploitative Rent Policies Under Berlin's Rent Cap (2020-2021) [edit | edit source]

In 2020, the company evaded Berlin's short-term rent cap by including "shadow rents" in leases—secret provisions requesting payment of as much as five times the advertised rent, retroactively payable if the law were to be annulled.^[1] When Germany's constitutional court ruled the rent cap null and void in 2021, Akelius started to recover these overpayments from renters, fueling indignation.^[2] The Berlin government intervened with a €10 million interest-free loan fund to aid affected tenants from being evicted.^[3]

UN Human Rights Violations Accusations (2020) [edit | edit source]

The United Nations Human Rights Council called out Akelius for systemic "renovictions"—coercive renovations to remove tenants and circumvent rent control.^{[4][5]} The UN Special Rapporteur on housing reported cases where residents were forced to live in uninhabitable conditions for months, with no running water or heating,^[6] while Akelius undertook upscale overhauls to justify outrageous rent increases.^[5] Investigations also showed the company targeted low-income communities, disproportionately impacting vulnerable populations.

References [edit | edit source]

Akelius

Basic information

Founded	1994
Legal structure	Private
Industry	Real estate
Official website	https://www.akelius.com/

1. ↑ Šustr, Nicolas (26 Jul 2020). "Akelius will Kasse machen" [↗](#). *www.nd-aktuell.de*. Retrieved 11 Apr 2025.
2. ↑ Goodman, Imogen (21 Apr 2021). "'Extraordinary situation': What can you do if your Berlin landlord demands rent cap arrears?" [↗](#). *The Local Germany*. Retrieved 11 Apr 2025.
3. ↑ Casey, Ruairi; Ponsford, Matthew (26 Apr 2021). "The Enduring Legacy of Berlin's Rent Cap" [↗](#). *Tribune*. Retrieved 11 Apr 2025.
4. ↑ Smee, Michael (11 May 2020). "UN accuses Toronto apartment owner of human rights abuses" [↗](#). *CBC News*. Retrieved 11 Apr 2025.
5. ↑ ^{5.0} ^{5.1} "Corporate landlord is abusing tenants' human rights, says UN housing expert" [↗](#). *www.ohchr.org*. 29 Apr 2020. Retrieved 11 Apr 2025.
6. ↑ Simonpillai, Radheyana (11 Feb 2021). "As lockdown hit, Akelius tenants say cold water shortage lasted 96 days" [↗](#). *NOW Magazine*. Retrieved 11 Apr 2025.

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