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This article is underdeveloped, and needs additional work to meet the wiki's Content Guidelines and be in line with our Mission Statement for comprehensive coverage of consumer protection issues.

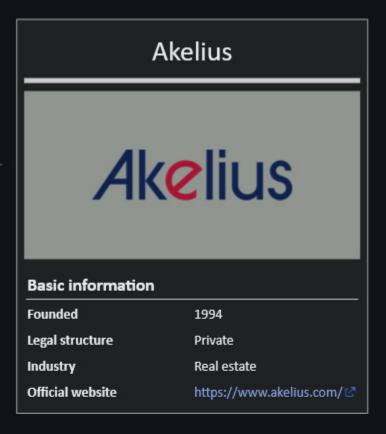
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Akelius is a corporate landlord that owns 20,000 rental apartments in major cities such as New York, Boston, Washington, Austin, Toronto, Montreal, Québec City, Ottawa, Paris and London.

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. When Germany's constitutional court ruled the rent cap null and void in 2021, Akelius started to recover these overpayments from renters, fueling indignation. The Berlin government intervened with a €10 million interest-free loan fund to aid affected tenants from being evicted.



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.

- 1. ↑ Šustr, Nicolas (26 Jul 2020). "Akelius will Kasse machen" . www.nd-aktuell.de. Retrieved 11 Apr 2025.
- 2. \uparrow 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, Radheyan (11 Feb 2021). "As lockdown hit, Akelius tenants say cold water shortage lasted 96 days" . NOW Magazine. Retrieved 11 Apr 2025.

Categories: Articles in need of additional work - Articles reduiring expansion - Ake	ed of additional work Articles requiring expansion Akelius
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