

## **Stop evictions game – detailed description (version 1 – July 2016)**

material: 5 cards (A,B,C,D,E)  
rules-sheet for the facilitator  
several copies of the „notice to quit“  
chalk  
big dice  
recommended but not necessary: microphone

schematic game plan:

start – consecutive fields 1 – 17 – goal „eviction stopped – you can stay in your home“

### **How to play:**

- 1) Draw the game fields on the street
- 2) Explain the context of your group, about the problem of evictions and that it is possible to stop them. Explain that with the game we want to show strategies to stop evictions in a playful way.
- 3) Ask for 5 volunteers who want to join
- 4) They draw 1 of the 5 cards (A-E) and read out what it says. You read out the „eviction notice“ and hand it over to them. They go to the start field.
- 5) People roll the dice and move accordingly on the numbered fields. Every time they stop on a number you read out the „event“ from the rules-sheet. People additionally move on and then stay there for the next round.
- 6) As soon as somebody reaches the goal you tell them they have prevented the eviction and can stay in their homes. Tell them that they can tear apart their „notice to quit“
- 7) Play as long as everybody reaches the goal

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### **Notice to quit**

Hereby your rent contract is cancelled according to §123a.

We ask you to pack your stuff and immediately vacate the premises, while eagerly anticipating new, richer tenants.

Yours faithfully,  
your landlord

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### **Card A:**

The rents are rising, but wages and social welfare payments are not. Therefore you could not afford to pay your rent in the last 2 months.

→ You immediately receive a notice to quit. Move to the start.

### **Card B:**

Your neighbourhood is getting more hip. Thus your landlord thinks she can make more profit with your flat. You still have an older, cheaper contract. This is why you shall leave. She accuses you of causing trouble in the house because you have animals.

→ There is a notice to quit in your letterbox. Move to the start.

**Card C:**

More and more rich people move to your street. Because you still have an affordable contract the landlord wants to get rid of you. He accuses you of having caused a leakage, which in fact had happened in the flat above, but your walls are mouldy.

→ There is a notice to quit in your letterbox. Move to the start.

**Card D:**

Your neighborhood is being gentrified, and your landlord wants to earn a few millions more. She wants to renovate your house and sell the flats as lofts. So she wants you to leave. Sometimes friends stay over at your place. Your landlord accuses you of illegal sub-letting.

→ There is a notice to quit in your letterbox. Move to the start.

**Card E:**

Your neighborhood is being gentrified, and your landlord is convinced he can increase his profit margin. Because you have an old and relatively cheap contract he wants to get you out of the flat. You have been on holidays for 4 weeks and now he claims that you are not living the flat. In contrast to you, landlords can leave their property empty for years, but as a tenant you have to prove that you are using the flat.

→ There is a notice to quit in your letterbox. Move to the start.

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**Rules sheet:**

Field 1: You think to yourself: I don't believe this. You go outside to smoke a fag. On the wall you see a poster of the group „Stop evictions“ (use a name of an existing group in your city) and you decide to go to their meeting next tuesday (use correct date).

→ Because you get active you can move 2 fields forward

Field 2: With the support of friends you appeal to court and challenge the notice to quit.

→ Move 2 fields forward

Field 3: You talk to your neighbours about your problem and ask them about their situation. Together you organise a tenants' assembly and collectively reflect on the situation.

→ Move 3 fields forward

Field 4: You think to yourself: This notice to quit cannot be tenable from a legal perspective. You go to the „tenants advisory center“ (use a name of an existing group in your city) im „Werk!“ (specify the location of their office).

→ Move 1 field forward

Field 5: You don't want to leave and insist on your contract. You complain at the property manager's office but they tell you to wait.

→ You stay where you are.

Field 6: You think: I've got a notice to quit and there is nothing i can do about it.

→ While you stay where you are you can think about what else you could do. Maybe you can come up with solutions.

Field 7: You have not noticed there is a bank holiday and so you missed the chance to challenge the court decision.

→ Skip one round

Field 8: You have organised a tenant's assembly in your house. Many neighbours are coming and engage in a lively discussion. The silence is broken and you get active together – with all the contradictions involved.

→ Move 5 fields forward.

Field 9: You go to a „cake and coffee“ meeting of the group „stop evictions“ (use names of your own group). You reflect on the situation all together and others share their experiences. You gain in confidence and know that you are not alone. Every day 7 evictions take place in Vienna. The failure lies within the housing market and you are not alone when you want to fight for your rights.

→ Move 3 fields forward.

Field 10: You are convinced it is your own fault and that you just cannot cope with the situation. Therefore you are helpless and don't do anything.

→ Skip one round.

Field 11: Every real estate company is vulnerable, because they do not like bad publicity. You get in contact with the media and write about the practices of the company. The campaign starts.

→ Move 2 fields forward.

Field 12: You get a letter from court where they write about a trial that took place 2 weeks ago. You did not know anything about this trial – probably somebody has stolen the notice from your letterbox. Now that you got to know about it you immediately go to court and make a plea to reopen the case. Also you go to the police and report the theft. You know that as soon as you have taken notice you have 2 weeks time to do this. (change according to legal situation)

→ Move 3 fields forward.

Field 13: It is part of your campaign to talk to people in the neighbourhood. Many are angry and they decide to take to the streets.

→ Move 2 fields forward.

Field 14: Together with neighbours you organise a stall on the street to inform about rising rents and about the situation in your house. You talk to all the people passing by. Many are interested.

→ Move 2 fields forward.

Field 15: You could not achieve anything at the court. But with neighbours and friends you manage to block the bailiff from entering the flat. He has to leave and the police does not know what to do because so many people show their solidarity. The eviction has been stopped.

→ You can stay in the flat for the moment. Go to the goal and tear apart your note to quit.

Field 16: Some friends have organised an action in front of the real estate company. It is afraid to get bad publicity and stops the eviction process. You have managed to stop the eviction! We have many possibilities to get active, we have courage and we are many. That motivates you to support others against their evictions too. You and your comrades have won.

→ Move to the goal and tear up your notice to quit.

Field 17: With support from the tenants advisory centre (use name of group in your town) you could successfully challenge the notice to quit. You can stay in your flat.

→ You can tear your notice to quit to pieces and go to the goal.