ANALYSIS OF THE IMPACT OF COVID-19 PANDEMIC ON RENT RENEWAL IN HOSTELS AT IFITE-AWKA, ANAMBRA STATE

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Abstract
This work was carried out to analyze the impact of Covid-19 pandemic on rent renewal in Hostels in Ifite-Awka, Anambra State. The objectives of the study are to determine the Impact of Covid-19 on rent renewal, identify the problems in rent renewal as a result of the pandemic, determine the methods of rent renewal in Hostels and make recommendations on possible ways to solve the identified problems. Two hundred and forty questionnaires were distributed and two hundred was successfully retrieved and was used for analysis. The data collected were duly presented in frequency, percentage and tables. The study revealed that Covid-19 has an impact negatively on rent renewal. Many students do not have money to renew their rent as a result of Covid-19 and that many of them are afraid to renew their rent due to fear of being infected by Covid-19. Equally, it revealed that most of the students refused to renew their rent because they felt the property was not used during the lockdown. The study also shows that students mostly renew their rent online which they consider the hygienic nature and maintenance level of their hostels before renewing their rent in this Covid-19 Era. Finally, it revealed that possible ways to solve the problems of rent renewal is by making the owners of hostels understand why students do not renew as at when due and consider them and that hostel property owners should make improvements in ensuring the safety of the students. The study therefore recommended among others that government should make more good hostels with basic amenities available to the students.
Key words: rent renewal, student housing, covid-19

INTRODUCTION

Shelter is a basic necessity in life. As man continues to undergo changes, the need for decent shelter keeps arising. An individual can satisfy this need by either occupying his own (owner's occupier) property or renting another person's property. In our present society, the need for shelter is mainly met through the second alternative which is renting another person's property. Many people are no longer about to own property because of the difficulty in the acquisition of land and the high cost of building construction. Therefore, they are left with the alternative of renting other people's properties in order to satisfy their need for shelter. Under this arrangement, the tenant pays to the landlord a certain amount of money which is termed Rent in consideration for his use of the landlord's property. Such properties ranges from self-contain apartments to Duplexes. Students' hostels are not left out. The accommodation of students within the immediate environment in which they study has always been an integral part of the design and layout at tertiary institutions in Nigeria. This arrangement fosters team and communal spirit among students and enhances learning which is better served by close proximity of classrooms, libraries and hostels. With the rapid increase in student population, the desirable arrangement is no longer fully attainable. Unacceptable levels of overcrowding, stress on existing facilities, incessant breakdown of services and the promotion of cultism and other vices becomes the experience. Many students now seek accommodation outside the school environment at distances not compatible with desirable educational dictates.

In 2020, Nigeria joined most countries of the world to witness a health pandemic. Economic pandemic are normal Nigeria situation but health pandemic was definitely not part of her experience. Zoumpourlis, Vassilios; Goulielmaki, Maria; Rizos, Emmanouil; Baliou, Stella; Spandidos, Demetrios A. (2020) in their article, "The pandemic as a scientific and social

challenge in the 21st century". Molecular Medicine Reports, joined similar writers in affirming that the pandemic, also known as the corona virus pandemic, is an ongoing global pandemic of corona virus disease 2019 (), which is caused by severe acute respiratory syndrome corona virus 2 (SARS-CoV-2). The virus was first identified in December 2019 in Wuhan, China. The World Health Organization declared a Public Health Emergency of International Concern regarding on 30 January 2020, and later declared a pandemic on 11 March 2020. As of 8 June 2021, more than 173 million cases have been confirmed, with more than 3.73 million confirmed deaths attributed to , making it one of the deadliest pandemics in history.

The severity of symptoms is highly variable, ranging from unnoticeable to life-threatening. transmits when people breathe in air contaminated by droplets and small airborne particles. The risk of breathing these in is highest when people are in close proximity, but they can be inhaled over longer distances, particularly indoors. Transmission can also occur if splashed or sprayed with contaminated fluids, in the eyes, nose or mouth, and, rarely, via contaminated surfaces. People remain contagious for up to 20 days, and can spread the virus even if they do not develop any symptoms.

Nigeria joined the countries of the world in 2020 in a total lockdown which crippled all activities. Dollar per barrel even fell to zero. Educational institutions in the country were also affected and this dealt a big blow to students of tertiary institution whose rents expired early into the pandemic/lockdown. A case in point is students of Nnamdi Azikiwe University most of whom live in hostels at Ifite-Awka. The big question of Rent Renewal hence knocked on their doors, having stayed away from their hostels for many months.

Statement of the problem

The outbreak of the corona virus can be best described as unexpected and unprepared. The sudden outbreak blew like a hurricane across the globe, halting economic activities across countries. The pandemic brought fear and anxiety to people and communities across the world. The Pandemic which is stated to originate from Wuhan, China had most communities and nations on lock-down. Movements were restricted except for essential services. Corporate organizations including banks, ministries, and multi-nationals were on total lock-down as the transmission of the virus was seen to be on the increase. One of the sectors that was worst hit by the pandemic is Housing in terms of Rent Renewal (since tenants source of livelihood was at halt, hence easy renewal was not possible). One aspect of Housing which was affected by the pandemic is Hostels. The presence of pandemic led to the focus of this research study of Hostels in Ifite witnessing a sharp downward curve in renewing their rent. This is because students hid in the comfort of their homes (Parents' Homes) during the lockdown and would rather use internet and video conferencing method for communication purposes.

Rent Renewal

Rent renewal takes place when a tenant renews the rent passing on the property or a reviewed rent. This lease agreement may have the same terms as the original lease agreement, or it may include updated terms that are agreed upon by both parties.

Rent renewal allows a tenant to prolong a current lease past its scheduled end date. The renewal is only legally binding after it has been signed by both the landlord and tenant. In addition to the extension, the renewal may also make other changes to the lease such as increasing the rent or add rules of the property. If the landlord and tenant have good understanding with one another, a renewal letter is commonly sent to the tenant within 30 to 90 days before the original lease terminates.

Renewing a lease provides the landlord with a stable tenancy, and it provides the tenants with protection from a long-term tenancy compared to an at-will tenancy agreement. When crafting the new lease, both the landlord and the tenant may negotiate the new terms. Some of them may change while others remain the same. Generally speaking, the practical effect of rent renewal is

that the parties to the lease continue the landlord-tenant relationship beyond the expiration of the original term of the lease.

Essentials of Rent Renewal

Let's say you have had a tenant for six months or a year, and everything has gone relatively smoothly. They are quiet, pay the bills on time, and rarely trouble you for repairs. These types of tenants are longed for by all landlords, so it's worth making an enormous effort to have them renew the rental lease agreement. Securing great tenants in your property is the best way to make your rental business a success.

When these precious tenants leave, you need to invest time and money into finding new tenants. These costs can include:

i. Repairs and renovations
ii. Advertising
iii. Tenant screening
iv. Loss of income from an empty property

Students Housing/Hostel Rent Renewal Method off Campus

Shelter has been universally accepted as the second most important essentials of life after food. Housing in its entire ramification is more than mere shelter since it embraces all the social services and utilities that go to make a community or neighborhood a livable environment (National Housing Policy 1991).

It is a general fact all over the world that the importance of housing and its related facilities are vital elements in determining the standard of living thus an integral part of development process which indicates the need for government to take major share of responsibility for improving the level at which they are provided and generally recognized (Lawal 1997).

Decent housing is one of the basic needs of every individual, the family and the community in general. As a prerequisite to the survival of man, it refers to security and safety and ranks second in the physiological needs, otherwise called clothing and food in the Abraham Maslow's "Hierarchy of needs Theory" propounded in 1976.

The housing, which is a unit of the environment, has a propound influence on the health, efficiency, social behavior, satisfaction and general welfare of individuals and the community at large. The importance of providing adequate housing in any country cannot be overemphasized, (Ukabam 2007).

Housing in a defined term is a necessary social infrastructure; it is a significant component of the physical development in the society that has effect on man (World Bank 1975).

According to the Nations (UN) 2008, Housing is the residential environment, neighborhood, micro-district or the physical structure that humanity uses for shelter and the environs of that structure. This includes all necessary services, facilities, equipment and device needed for the physical and public health, social well-being of the family and individual.

Housing is not shelter or household facilities alone, but comprises a number of facilities, services and utilities which link the individual and his family to the region in which they grow and progress.

Forms of Student Housing

There are two major providers of student housing which break up to give the basic forms of student housing:

A. Public Sector or On-Campus Students Housing

These are students' accommodation or hostels provided by the government or the institution for student habitation. There are two forms Viz.

a. Hall of Residence

Halls of residence are buildings with rooms or flats, usually built by universities or colleges, in which students live during the term. COBUILD Advanced English Dictionary. This is mostly the preferred option for first year students. Usually, most students will option for halls at first year and then move out into the private sector for the rest of their institutional pursuit.

b. Institution Owned Houses/ Flats

This type of housing are reserved for mature and/ or foreign students. They can present quite a cheap option and be in good locations, but as usual they will not have to find others to fill the flats as the institution is to take this responsibility.

B. Private Sector or Off-Campus Student Housing

This is the most common option for non-first year students. In many developed and developing countries, government is not able to adequately provide accommodation for students who successfully gained admission to pursue various programs of study in higher institutions. As a result of this, other stakeholders had to support government efforts, either in Partnership or by solely providing private accommodation for tertiary students on or off-campus (center for global education, 2002; Department for Education and Skills, 2003).

The various forms are:

i. **Shared House**

Shared housing is a group living space in a residential setting. Examples of those that benefit from shared housing include (but are not limited to): people in recovery (sober homes), foster children aging out of the system, veterans, golden people, students, and those facing justice issues. This generally means splitting the rent, utilities and responsibilities. In such accommodation, the other tenant (student) rather than the landlord chooses who is sharing the same apartment, thereby making the roommates more compatible. Thus the Students pay rent but the kitchen and Sitting room are used by all.

c. Non-Shared Housing

These are buildings that contain only one living unit. They usually consist of a kitchen, living rooms, and individual utilities. They are usually more expensive, but provide maximum privacy.

d. Ensuite Single Room Hostels

Rooms ensuite are only accessible from your room and typically features a bath or shower, a sink and toilet. Your ensuite room is your own space to sleep study and freshen up. If you're in a shared room, you will share your ensuite with a roommate. These are type of students housing design which enable desired student ensure maximum privacy.

e. **Room Housing**

This is also called single room students accommodation or in the Nigerian context "The face me I face you design" which is technically referred to as a Tenement building. A tenement is a type of building shared by multiple dwellings, typically with flats or apartments on each floor and with shared entrance stairway access, kitchen and bathroom. This type of accommodation is more popular than any type of students' accommodation available off-campus because of the inherent low rental price they go for.

Rent Renewal Method Off-Campus

There are several different ways students off-campus renew their rent and such is the case of students of Nnamdi Azikiwe University staying at Ifite Awka Anambra State. These methods include personally paying the rent, as well as outsourcing rent to a third party (delegated by the landlord). Below are some options student may want to consider.

i. Renew Rent Online:

One way to renew rental payments is online. If the primary method you use to collect rental payments is online, you usually have to allow another form of payment for those that do not have

access to online resources, such as paying rent by mail. There are many online sites which offer online payment services to landlords. These sites include ERentPayment, RentMatic, and Rent Merchant. The landlord can decide to remind his tenant of their lease expiration using online means like Whatsapp, Facebook etc and the students after renewing their rent will equally send a proof of payment to him via any preferred Social media.

ii. Collect Rent by Mail:

The landlord can choose to allow tenants to send their rental payments by mail. This saves the tenant (student) the time of having to go to the landlord for the payments. This method does have certain issues. For example, the envelope could be postmarked by the required date, but you may not receive the payment until several days later. The rent would not technically be considered late, but you would still not receive it on time. In addition, if the tenant only partially pays their rent, sending it in the mail will buy them a few extra days until you find out.

Allowing the mail method of payment also allows for the age-old excuse of "the check got lost in the mail." To prevent this, your tenant can obtain a certificate of mailing from the post office, which costs a little. This certificate serves as proof that the mail was sent when the tenant says it was. However, it does not verify the actual amount that is in the envelope.

iii. Drop-Off Location and paying in person:

This method can be used by students when renewing their rent. The landlord gives out his office location to the tenants so as to enable them bring their rent directly to him or any property manager that occupies the premises. Students tend to like this method because they will be issued receipt immediately and avoid embarrassment or being locked out of their room. You can decide to personally renew your rent without asking your friend to help pay to the landlords account. The good part about this is that you will have the payment in your hands immediately. The bad part is that it is time-consuming and frustrating to try and coordinate pick-up times with all other tenants. It will also give the tenant the opportunity to have a one on one discussion with the landlord, contributing and advising on things that can foster peaceful coexistence with other students.

Pandemic in Nigeria

The pandemic in Nigeria is part of the worldwide pandemic of corona virus disease 2019 () caused by severe acute respiratory syndrome corona virus 2 (SARS-CoV-2). The first confirmed case in Nigeria was announced on 27 February 2020, when an Italian citizen in Lagos tested positive for the virus. "Nigeria records second case of Corona virus". P.M. News. 9 March 2020.Retrieved 10March 2020 Stated that On 9 March 2020, a second case of the virus was reported in Ewekoro, Ogun State, a Nigerian citizen who had contact with the Italian citizen.

On 28th January, the Federal government of Nigeria assured citizens of the country of its readiness to strengthen surveillance at five international airports in the country to prevent the spread of corona virus. The government announced the airports as Enugu, Lagos, Rivers, Kano and the FCT. The Nigeria Centre for Disease Control also announced same day that they had already set up corona virus group and was ready to activate its incident system if any case emerged in Nigeria.

On 31st January, following the developments of pandemic in mainland China and other countries worldwide, the federal government of Nigeria set up a Corona virus Preparedness Group to mitigate the impact of the virus if it eventually spreads to the country. On the same day, the World Health Organization listed Nigeria among other 13 African countries identified as high-risk for the spread of the virus (Ezigbo, Onyebuchi; Ifijeh, Martins (1 February 2020). "Coronavirus Spread: WHO Lists Nigeria Among High Risk Countries". This Day Newspaper. Retrieved 10 March 2020).

Gesinde, Seyi (27 February 2020). "BREAKING: Coronavirus scare in Lagos, govt announces test result on Chinese citizen". Nigerian Tribune. Retrieved 10 March 2020 are of the view that On 26 February, a Chinese citizen presented himself to the Lagos State government on suspicion of being

infected with coronavirus. He was admitted at Reddington Hospital and was released the following day after testing negative.

In January 2021, it was reported that despite several victims' narrations, many Nigerians still believe the virus is a scam, while a few others who believed lived with the insinuation that the cases recorded in the first wave of the pandemic was inflated to get funds and grants for states to enrich some officials through contracts award. Social distancing, important in the early days of the virus, has also been jettisoned as more people congregate in public places without adhering to the health requirements.

Symptoms of Corona Virus

a. the most common symptoms of are
   i. Fever
   ii. Dry cough
   iii. Fatigue
b. Other symptoms that are less common and may affect some patients include:
   i. Loss of taste or smell
   ii. Nasal congestion
   iii. Conjunctivitis (also known as red eyes)
   iv. Sore throat
   v. Headache
   vi. Muscle or joint pain
   vii. Different types of skin rash
   viii. Nausea or vomiting
   ix. Diarrhea
   x. Chills or dizziness
c. Symptoms of severe COVID-19 disease include:
   i. Shortness of breath
   ii. Loss of appetite
   iii. Confusion
   iv. Persistent pain or pressure in the chest
   v. High temperature (above 38 °C)
d. Other less common symptoms are:
   i. Irritability
   ii. Confusion
   iii. Reduced consciousness (sometimes associated with seizures)
   iv. Anxiety
   v. Depression
   vi. Sleep disorders
   vii. More severe and rare neurological complications such as strokes, brain inflammation, delirium and nerve damage

People of all ages who experience fever and/or cough associated with difficulty breathing or shortness of breath, chest pain or pressure, or loss of speech or movement should seek medical care immediately. If possible, call your health care provider, hotline or health facility first, so you can be directed to the right clinic.

Preventive Measure

Protect yourself and others around you by knowing the facts and taking appropriate precautions. Follow advice provided by your local health authority.

To prevent the spread of:

i. Clean your hands often. Use soap and water, or an alcohol-based hand rub.
ii. Maintain a safe physical distance from anyone who is coughing or sneezing.
iii. Wear a mask when physical distancing is not possible.
iv. Don't touch your eyes, nose or mouth.
v. Cover your nose and mouth with your bent elbow or a tissue when you cough or sneeze.

vi. Stay home if you feel unwell.
vii. Keeping rooms well ventilated.
viii. Avoiding crowds
ix. If you have a fever, cough and difficulty breathing, seek medical attention. Self care:

After exposure to someone who has to do the following:

i. Call your health care provider or hotline to find out where and when to get a test.
ii. Cooperate with contact-tracing procedures to stop the spread of the virus.
iii. If testing is not available, stay home and away from others for 14 days.
iv. While you are in quarantine, do not go to work, to school or to public places. Ask someone to bring you supplies.
v. Keep at least a 1-metre distance from others, even from your family members.
vi. Wear a medical mask to protect others, including if/when you need to seek medical care.
vii. Clean your hands frequently.
viii. Stay in a separate room from other family members, and if not possible, wear a medical mask.
ix. Keep the room well-ventilated.
x. Call your health care provider immediately if you have any of these danger signs: difficulty breathing, loss of speech or mobility, confusion or chest pain.
xi. Stay positive by keeping in touch with loved ones by phone or online, and by exercising at home.

Impact of Covid-19 on Rent Renewal

The corona virus outbreak has created significant problems in the residential rental market, with dramatic increases and decreases in rents in. The arrival of the pandemic in the year 2020 has created major changes for many people in their ways of life, affecting everything from work to school, creating changes in the economy, as well as affecting decisions about where to live, whether or not to renew rent.

The following are the impact on rent renewal:

More tenants/ Students struggle to pay rent. Since so many occupants have taken significant pay cuts or have been furloughed, property owners may expect to have problems with tenants' abilities to pay rent given the significant increase in job losses as a result of the pandemic.

Co-living may become a less popular option. Co-living is a trend in the Hostels. Students have their own bedroom and bathroom but share amenities like kitchens, sitting room, walk ways etc. At this point, it's difficult to assess the future of co-living; especially as its unknown how long social distancing will be in effect.

In the case of some graduating students, there's also the possibility of them choosing to co-live with their friends instead of renewing their rent providing they adhere to the Covid-19 principles.

Students make use of technology for digital marketing and virtual tours. To limit exposure to the virus, students, real estate offices and landlords are using technology to communicate quickly and efficiently and to run operations with limited personnel. Owing to the outbreak of Covid-19, students were mandated to study from the comfort of their homes, but when academic activity finally commenced, most students didn't wish to renew their hostel rent since technology made it easy and more safe to learn online via zoom meeting, teams etc.

The impacts brought about by can be narrated in terms of vulnerability, resilience and health in the context of rent renewal through making students vulnerable in their activities and becomes health conscious in their dealings in order not to contract the virus. The students being conscious of their health will prefer to stay at the comfort of their homes to renewing their hostel rents; most of them might consider their hostel not safe with some thoughts like, can social distancing be maintained and or are the physical set up or access arrangements going to assist in managing premises of the hostel when it gets busier, are there good hygiene measures – can they access hand

sanitizers or hand-washing easily and regularly? These thoughts give the student reasons not to renew their hostel rents.

The outbreak also brought about rent reduction in students hostels in some cases. The outbreak of the pandemic brought about staggered rent where students that made payment before the pandemic started and was unable to live out the duration of the rents due to the pandemic and were asked to renew the rents for the subsequent period. This situation affected the students as they were unable to renew the rents since they did not stay throughout the rents duration during the pandemic. A reduction in rent for the subsequent period helps mitigate the impact of the pandemic on the students.

There is evidence that the pandemic caused financial hardship, stress and anxiety among many students. It is natural to feel stress, anxiety, grief, and worry during the pandemic. Students rent circumstances were precarious, with one in twenty having received an eviction notice to vacate the hostel which made the students to source for funds in a desperate situation in order to avert the eviction notice. Fear, worry, and stress are normal responses to perceived or real threats, and at times when we are faced with uncertainty or the unknown. So it is normal and understandable that students are experiencing fear in the context of the pandemic. Added to the fear of contracting the virus are the significant changes to our daily lives as our movements are restricted in support of efforts to contain and slow down the spread of the virus, students are Faced with new realities of working from home, temporary unemployment, home-schooling, and lack of physical contact with other family members, friends and colleagues. The pandemic affected students mental health such that they are troubled Specifically, the level of adherence to the use of facemasks, physical distancing, temperature checks in public places, hand washing and limitations placed on large gatherings because they are not used to such. They don't also engage in outdoor fun activities which stress them out and in turn give them reason not to renew their rent.

The government policy due to the outbreak of Covid-19 pandemic also affected the decision of the students to rent renewal. The restriction of movement in the State which led to the sit at home order except for essential item, gathering must be with a maximum number of 50 people in enclosed spaces (weddings, funerals etc.). Approved gatherings must be held with physical distancing measures, Enforcement of mandatory requirements for a two weeks quarantine for all international and institutional students and passengers arriving from all countries, Enforce temperature checks and "No-Mask, No-Entry" policy in all public settings, workplace buildings, places of worship, recreational facilities, markets and motor parks, Event centers, bars and night clubs shall remain closed until further notice, etc. These measures are to enable the Government of Nigeria effectively prevent and/or control the resurgence of an acute phase of this pandemic and to protect the lives of Nigerians and our economy. To avoid the risk of contracting the virus, paying extra charges or risk being an ex convict because of the government laws, most would pick the option of staying back home to renewing their rent.

The pandemic has led to a dramatic loss of human life worldwide and presents an unprecedented challenge to public health and food systems. The economic and social disruption caused by the pandemic is devastating: tens of millions of people are at risk of falling into extreme poverty, with a large number of undernourished people. Without the means to earn an income during lockdowns, many are unable to feed themselves and their families. For most, no income means no food, or, at best, less food and less nutritious food. The pandemic has been affecting the entire food system and has laid bare its fragility. Border closures, trade restrictions and confinement measures have been preventing farmers from accessing markets, including buying inputs and selling their produce, and agricultural workers from harvesting crops, thus disrupting domestic and international food supply chains and reducing access to healthy, safe and diverse diets. In effect of` this, students tend stay back home desiring to feed with their hostel than renewing it.

Methodology

Population and Sample Size

For the purpose of the analysis, the population of the study is some selected hostels of students of Nnamdi Azikiwe University at Ifite-Awka Anambra State. The following are the names of the selected Students Hostels; Melissa Lodge, Exclusive Lodge, Divine Standard Villa, JVO lodge, Chris Moore Lodge, Next Level Lodge, Mary Precious Lodge, God is Great Lodge, De-Benjamin Lodge, Mimosa Lodge, King Dave Lodge, Bryan Lodge, Fedil Lodge, Chinagorom Hostel, Dependable Lodge, Flourish Hostel, Anita Lodge, Steve Lodge, Divine Success Hostel, Culums Villa Hostel.

Presentation and Analysis Data

This chapter deals with the analysis and interpretation of data collected for the study. The data collected are organized based on the research questions that guided this study. Out of the 240 questionnaires distributed, a total of 200 questionnaires was properly filled and returned which represents 83.3% was used.

Analysis of Questionnaire Response using the Frequency Table

Table 1: Showing responses on sex of the respondents

S/N	Sex	Frequency (f)	Percentage (%)
A	Male	110	55%
B	Female	90	45%
	Total	200	100%

Source: Field Survey, 2021

From the table 1 it can be deduced that 110 respondents representing 55% were males while 90 respondents representing 45% were females. This means that majority of respondents were male.

Table 2: Frequency distribution of respondents by their age

Years	Frequency	Percentages (%)
Below 20 years	40	20
21-30 years	100	50
31-40 years	56	28
41- 50	4	2
51 – 60	0	0
61 – 70	0	0
Above 70	0	0
Total	**200**	**100**

Source: Field Survey, 2021

The Table 2 above indicated that 40 respondents representing 20% are below the age of 20years, 100 respondents representing 50% are between the ages of 21 to 30 years, 56 respondents representing 28% are between the ages of 31 to 40 years while 4 respondents representing 2% are between 41to 50 years. It can be inferred that most of the respondents fall between the ages of 21 to 30 years.

Table 3: Frequency distribution of respondents by their marital status

Marital status	Frequency	Percentage (%)
Married	24	12%
Single	176	88%
Divorced	0	0

From table 3 it can be seen that 176 respondents representing 88% were single while 24 respondents representing 12% were married. This means that majority of respondents were single.

Responses by the Estate Managers

Table 4: Responses on the Impact of Covid-19 on rent renewal

Impact of Covid-19 on rent renewal	Agree (%)	Disagree (%)	Decision
Covid-19 impacted negatively on rent renewal in Hostels	180 (90)	20 (10)	Agree
The outbreak of the pandemic created fear and anxiety in students in terms of rent.	170 (85)	30 (15)	Agree

Sit-at-home order affected renewal of rent in Hostelss	184 (92)	18 (9)	Agree
Students will consider having a roommate in this era of	140 (70)	60 (30)	Agree

Table 4 shows that all the items in the questionnaire are accepted as the impact of Covid-19 on rent renewal. Majority of the respondents agreed that Covid-19 impacted negatively on rent renewal in Hostels, that the outbreak of the pandemic created fear and anxiety in students in terms of rent that the sit-at-home order affected renewal of rent in Hostelss and that the students will consider having a roommate in this era of .

Table 5: Responses on the problems in rent renewal as a result of Covid-19 pandemic

P**roblems in rent renewal as a result of Covid-19 pandemic**	**Agree (%)**	**Disagree (%)**	**Decision**
Many students do not have money to renew their rent as a result of Covid-19	160 (80)	40 (20)	Agree
Most students are afraid to renew their rent due to fear of being infected by Covid-19	110 (55)	90 (45)	Agree
Most students refused to renew their rent because they felt the property was not used during the lockdown	190 (95)	10 (5)	Agree

Table 5 shows that all the items in the questionnaire are accepted as the problems in rent renewal as a result of Covid-19 pandemic. Majority of the respondents agreed that many students do not have money to renew their rent as a result of Covid-19, that most students are afraid to renew their rent due to fear of being infected by Covid-19 and that most of the students refused to renew their rent because they felt the property was not used during the lockdown

Table 6: Responses on the methods of rent renewal in Hostels

M**ethods of rent renewal in Hostels**	**Agree (%)**	**Disagree (%)**	**Decision**
Students renew their rent online	140 (70)	60 (30)	Agree
Property owners in Hostelss receive rent by cash	50 (25)	150 (75)	Disagree
Will students consider the hygienic nature and maintenance level of their hostels before renewing their rent in this Covid-19 Era	160 (80)	40 (20)	Agree
Students renew their rent personally to the property owners	80 (40)	120 (60)	Disagree

Table 6 shows that two out of four items in the questionnaire are accepted as the methods of rent renewal in Hostels. Majority of the respondents agreed that students renew their rent online and that students will consider the hygienic nature and maintenance level of their hostels before renewing their rent in this Covid-19 Era while most of them disagree that property owners in Hostelss receive rent by cash and students renew their rent personally to the property owners.

7: Responses on possible ways to solve the problems of rent renewal

Ways to solve the **problems** of rent renewal	**Agree (%)**	**Disagree (%)**	**Decision**
Property Owners should understand why students do not renew as at when due and consider them.	150 (75)	50 (25)	Agree
Hostel property owners should make improvements in ensuring the safety of the students	190 (95)	10 (5)	Agree
Adhering to the Covid-19 rules will help curb its impact.	160 (80)	40 (20)	Agree

The Table 7 shows that all the items in the questionnaire are accepted as the methods of possible ways to solve the problems of rent renewal. Majority of the respondents agreed that property Owners should understand why students do not renew as at when due and consider them, that hostel property owners should make improvements in ensuring the safety of the students and that adhering to the Covid-19 rules will help curb its impact.

Conclusion

The research of this work is of the view that the corona virus continues to spread across the world following a trajectory that is difficult to predict. The health, humanitarian and socio-economic

policies adopted by countries will determine the speed and strength of the recovery. Health care must be available to provide for the needs of those infected.

Equitable access to safe and effective vaccines is critical to ending the pandemic, so it is hugely encouraging to see so many vaccines proving and going into development. Safe and effective vaccines are a game-changing tool: but for the unforeseeable future we must continue wearing masks, cleaning our hands, ensuring good ventilation indoors, physically distancing and avoiding crowds. Being vaccinated does not mean that we can throw caution to the wind and put ourselves and others at risk, particularly because research is still ongoing into how much vaccines protect not only against disease but also against infection and transmission. It's not vaccines that will stop the pandemic, its vaccination. The government should ensure every country receives them and can roll them out to protect their people, starting with the most vulnerable.

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