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#### 1. Introduction

With the fall of the Syrian regime in December 2024, many displaced residents of Afrin tried to return to their homes and land, from which they had been forcibly displaced after Operation Olive Branch in 2018. However, these returnees faced numerous violations, including the illegal occupation of their homes, extortion demands to leave them, and the theft of their belongings by the occupiers before their departure.

In light of this, the purpose of this brief report is to document the violations committed against the indigenous population of Afrin, with a focus on property rights, adequate housing, and a dignified life. The report aims to alert local and international stakeholders, civil society organizations, and decision-makers to the urgent need for effective accountability measures and the protection of property rights, ensuring a safe, dignified return for displaced Kurdish individuals, free from extortion and violence, while promoting social stability and justice.

For this brief report, Syrians for Truth and Justice (STJ) conducted eight in-depth interviews in June 2025 via secure online communication platforms. All interviewees were informed about the voluntary nature of their participation and how the information they shared would be used, including in this report. Due to fears of potential retaliation against themselves or their families, witnesses chose to withhold their identities and any identifying details. Therefore, pseudonyms are used to refer to them.

#### 2. Background

On 20 January 2018, the Turkish military announced the launch of Operation Olive Branch to take control of the Afrin region, with direct involvement from the Syrian National Army (SNA). By 24 March 2018, the Turkish military declared full control over Afrin and its surrounding areas. This operation resulted in widespread and systematic looting of properties belonging to Kurdish residents. It also caused large-scale forced displacement of the original population, leading to the depopulation of their villages and the seizure of their properties<sup>1</sup>.

Consequently, thousands of Arab internally displaced persons (IDPs) from areas such as northern rural Homs, Eastern Ghouta, and other regions, especially families of armed faction fighters, were permitted to settle in the homes and lands of displaced Kurds with direct approval and support from Turkish forces and several humanitarian organizations.<sup>2</sup> This settlement process was accompanied by a systematic wave of property seizures carried out under the justification of "spoils of war." These properties were not only seized but also exploited and rented out to other displaced individuals, creating a pattern of illicit investment operations that primarily benefited the leaders of armed factions.

Previous human rights reports, including investigations by STJ, have documented that some faction leaders have accumulated large sums of money through seizing properties and imposing extortion fees<sup>4</sup>.

<sup>&</sup>lt;sup>4</sup> "Afrin: Northern Hawks Brigade Evicts IDPs from Confiscated Homes", STJ, 26 September 2022.



<sup>&</sup>lt;sup>1</sup> "Afrin: Seizing Real Estate Property After Operation Olive Branch and Operation Peace Spring", STJ, 26 May 2021.

<sup>&</sup>lt;sup>2</sup> "Syria: Turkey-Backed Groups Seizing Property", Human Rights Watch, 14 June 2018.

<sup>&</sup>lt;sup>3</sup> <u>"Five Years of Injustice are Enough!"</u>, STJ, 13 November 2023.



The situation persisted after the fall of the Assad regime. Despite assurances from transitional authorities to restore the rights of the Kurdish population, violations against returnees continued. They faced significant challenges, including financial extortion to force them to leave their homes, looting and vandalism of their properties, and the deliberate destruction of trees and agricultural infrastructure. Victims' testimonies revealed the ineffectiveness of local security and administrative bodies, which were unable to protect property rights or prevent violations. This created an unsafe environment for returnees and impeded the sustainable resettlement of displaced individuals.

#### 3. Violations Documented by STJ Through Collected Testimonies

The eight testimonies collected for this report illustrate violations against the original population of Afrin since 2018. A major issue is the widespread seizure of homes, shops, and farmland by factions of the Turkish-backed SNA, as well as by displaced families associated with these factions. These families occupied the properties for long periods and then looted their contents and possessions before leaving, directly infringing on the right to property and safe housing.

This seizure involves financial extortion, where property owners are forced to pay large sums of money, sometimes up to \$10,000, to either restore their homes or protect their belongings from destruction before eviction. Those who cannot afford these fees have had their property completely looted.

Testimonies reveal ongoing looting and vandalism. Many homes have been fully emptied, with their possessions sold or exploited in other ways. Additionally, fruit trees have been uprooted, causing significant economic losses for their owners and depriving them of sustainable livelihoods.<sup>5</sup> More seriously, these acts were not random; they occurred amidst a climate of intimidation and direct threats against the indigenous Kurdish population. Prior political accusations, such as alleged ties to Kurdish parties, were used to intimidate returnees and stop them from reclaiming their properties. Some witnesses provided audio clips with threats of revenge they received.

Regarding the role of local authorities, testimonies indicated the formal presence of the General Security forces and local councils formed after the fall of the Syrian regime. Even when residents asked for their help, the response was weak and ineffective, which further exacerbated the returnees' distrust and heightened their feelings of insecurity.

Additionally, the testimonies reveal clear discrimination based on ethnic identity. Displaced Arab families were often allowed to stay free of charge and with certain protections from local factions, while Kurdish residents faced significant barriers to return, such as high fees or degrading conditions. This conduct openly violates the principle of non-discrimination, which is protected by international human rights law and international humanitarian law.

The issues outlined above highlight violations with both political and demographic implications. These violations could lead to changes in the region's demographic makeup through the

<sup>&</sup>lt;u>"Syria: Satellite Images Reveal Extensive Logging in 114 Forest Patches in Afrin"</u>, STJ, 12 April 2023. See also: <u>"Afrin/Jindires: Ihsan Relief and Development Cuts Down Hundreds of Trees to Build an Illegal Village"</u>, STJ, 20 September 2022.



<sup>&</sup>lt;sup>5</sup> Excessive logging in Afrin started in 2018. See:



intimidation and expulsion of indigenous populations. This situation threatens social stability and increases the risk of long-term conflict, which will be difficult to resolve in the future. To effectively address these problems, it is crucial to establish a credible accountability mechanism, restore rights to their rightful owners, and provide compensation for the significant material and psychological harm they have suffered.

#### 4. Legal Commentary and Opinion

The violations documented in the testimonies collected for this report clearly breach several Syrian and international laws regarding the protection of property rights. At the national level, the <a href="Syrian 2025 Interim Constitution">Syrian 2025 Interim Constitution</a>, in Article 16, states that "The right to private property is protected, and it may not be expropriated except for the public benefit and in return for fair compensation."

The Syrian Civil Code safeguards the right to property. Article 768 states that "The owner of a thing alone, within the limits of the law, has the right to use, exploit, and dispose of it." Article 770 further highlights that "The owner of a property has the right to all its returns, products, and attachments unless there is a text or agreement states the contrary." Additionally, Article 771 affirms that "No one may be deprived of his property except in cases determined by law, and in return for fair compensation."

Thereby, seizing civilian property by any party without a judicial warrant, and demanding payment for its return or removal, violates these provisions. Such actions undermine the basic protection of property rights guaranteed by Syrian law.

According to the <u>Syrian Penal Code</u>, if a settler threatens a homeowner by mentioning the homeowner's affiliation with the Kurdistan Workers' Party (PKK) in an attempt to intimidate him and prevent him from reclaiming his home, this is considered the crime of threatening to cause unjustified harm, as outlined in Article 564 of the law. Additionally, if displaced settlers take doors, windows, electrical wires, and other items before leaving and returning to their original homes, this could be classified as theft during times of unrest, according to Article 627 of the Penal Code. Furthermore, if individuals remain in homes that do not belong to them, despite being ordered to vacate immediately by the rightful owners, this would violate the sanctity of the home, as stated in Article 557 of the law.

At the international level, forced evictions, displacement, and the confiscation of property without fair compensation clearly violate the legal protections established by international human rights instruments and international humanitarian law. These actions breach Article 17 of the International Covenant on Civil and Political Rights (ICCPR), which states, "No one shall be subjected to arbitrary or unlawful interference with his privacy, family, home or correspondence, nor to unlawful attacks on his honour and reputation." They also violate Article 17 of the Universal Declaration of Human Rights (UDHR), which affirms that "Everyone has the right to own property alone as well as in association with others. No one shall be arbitrarily deprived of his property."

Furthermore, violations against protected civilians, such as unlawfully seizing property, forcing displacement, and pillaging, may be classified as war crimes under Article 8 of the <u>Rome Statute</u> of the <u>International Criminal Court</u>. These acts can be considered war crimes if they are proven







to be part of a widespread or systematic attack specifically targeting civilians and are carried out intentionally and in an organized manner.

The <u>Guiding Principles on Internal Displacement</u> state that no one should be arbitrarily deprived of their property or possessions. They emphasize that the primary responsibility for establishing the conditions necessary for IDPs to return safely and voluntarily to their homes rests with the relevant national authorities. These authorities are also tasked with supporting the sustainable reintegration of individuals returning to their communities of origin.

In her <u>report</u> released in September 2024, Special Rapporteur on the human rights of internally displaced persons highlighted the importance of guiding principles related to the restitution of housing, land, and property for displaced individuals. She noted that these efforts are crucial for creating lasting peace and establishing the foundation for justice and fairness in the post-conflict period.

#### 5. Recommendations

#### 5.1. To the Syrian transitional authorities:

- Ensure the immediate and full protection of the rights of the indigenous people in the Afrin region, including their rights to property, housing, and a safe living environment. Take all necessary steps to stop forced seizures, extortion, and discrimination based on ethnic or political identity;
- Enable the judiciary to make binding decisions for evicting properties that have been unlawfully seized. This process should adhere to fair and transparent legal procedures that uphold the rule of law and guarantee effective legal remedies for the rightful original owners;
- Empower the National Commission for Transitional Justice to carry out its responsibilities and mandate, especially in creating comprehensive mechanisms to help forcibly displaced persons return to their homes and properties. This includes ensuring a safe and stable environment that respects the dignity of returnees and supports the sustainability of their return. The Commission's mandate should not be limited to addressing violations committed only by the former regime;
- Activate accountability measures against faction leaders who control properties and investigate networks involved in financial extortion;
- Provide fair and adequate compensation to those affected for all material and moral damages caused by the seizure or destruction of their properties from 2018 to the present. Also, establish legal safeguards to prevent the recurrence of these violations.

#### 5.2. To civil society and international organizations:

- Monitor the conditions of returnees, systematically record any violations, and publish regular reports that highlight developments;
- Provide free legal support to those impacted and assist them in filing local and international legal complaints;
- Launch community and human rights awareness campaigns focused on property rights, legal protection, and access to justice.





#### 5.3. To international supporters:

 Urge transitional authorities to develop a clear plan for safeguarding rights and restoring property.

# 6. Overview of Key Points Raised by Witnesses in Their Testimonies to STJ

### 6.1. They turned our house in Rajo subdistrict into a detention center where screams of torture could be heard

Rohan, a civil activist from the Rajo subdistrict in the Afrin countryside, was forced to flee the area in 2018 when armed factions took control. During this time, Ahrar al-Sharqiya seized her family's property.

Rohan recounts that her father tried to return to their hometown of Rajo after the fall of the regime, only to be shocked by the extent of the changes to their property. Several of the family's shops had been turned into a school without their permission, and their main house was transformed into a military headquarters for the Ahrar al-Sharqiya faction. Rohan added,

"The faction used our house as a detention center, from which neighbors could hear the sounds of beatings, torture, and the screams of detainees".

Rohan stated that her father once paid \$2,500 and, on another occasion, \$2,000 to ensure their home was evacuated without faction members stealing furniture or dismantling doors and windows. She lamented,

"I sold a gold set that I had bought for my son so I could pay them to empty my house... my own house."

Moreover, Ahrar al-Sharqiya has taken control of a family-owned olive press, and another property has been allocated for a hospital operated by a medical organization in collaboration with the occupiers, all without permission from the rightful owners. Even her brother's house in Rajo has not escaped seizure and remains under the faction's control. Additionally, her sister's house has been completely taken. Rohan stated,

"They stole my sister's house. All the doors, windows, and electrical wiring are gone. We were not in Rajo to pay the displaced [settlers] before they left, so they stole the entire house."

Furthermore, several other properties belonging to the family have been fully seized since 2018, and as of June 2025, no party has been able to reclaim them.







#### 6.2. "\$ 6,000 to reclaim our own house"

Razan, a public employee and civil activist, was forced to leave her family's home in Jindires after armed factions took control of the area in 2018. In May 2025, she decided to return for the first time since her displacement, hoping to reclaim the family house, only to face a reality even harsher than what she had left behind.

Razan said that a man from Al Bukamal has taken over the house, a relative of a group accused of killing members of the Beshmarak family during the Newroz holiday several years ago. This individual was previously affiliated with the Eastern Army/Jaysh al-Sharqiya and later became an official in the General Security. He justified his continued occupation of the house by claiming he was waiting for his reassignment to Hama. Razan added that this man took over the house two years ago, and before him, it was occupied by a displaced person from Darayya in rural Damascus. She emphasizes that the family never agreed to any of these individuals living in their home. Razan recounted,

"He told us plainly, 'If you want me to leave, pay me \$6,000'. My father replied, 'We do not even have \$200."

Razan also shared that her sister had a similar experience in the town of Shaykh al-Hadid. Their home was taken over by a family from Daraa, who looted the house completely before leaving after the regime's fall. Razan explained,

"They left nothing behind; they even ripped out the faucets and marble."

The same tragedy happened to her other sister, who owns two apartments in Afrin. The settler families demanded \$1,000 before leaving, warning that otherwise, the damage would be worse.

Razan said that her family did not turn to the General Security because they were afraid of armed faction members and did not trust the security forces' ability to protect them, describing their presence in the area as merely symbolic. The witness recounted how some of the seized villas around Jabal al-Ahlam were given as gifts by faction leaders to their friends.

Razan emphasized that the people of Afrin are simply demanding their rights, saying,

"We do not want more than our homes and lands, without extortion, without payment, without theft."

She concluded her testimony by calling for compensation, the restoration of people's rights, and justice for the displaced individuals,

"We demand justice first. We have been displaced for seven years, and today they are stealing everything from us... even our land has not been spared from the cutting down of trees."

# 6.3. Settlers exchanged seized homes among themselves while their owners stayed displaced





Farhad, a journalist from Afrin city center, was forced to flee with his family in 2018 following the launch of Türkiye's Operation Olive Branch. After a long absence, his wife visited Afrin after the fall of the regime in an attempt to explore the possibility of returning. When she asked the neighbors, she learned that a displaced person from Eastern Ghouta named Abu Mahmoud had occupied the house seven years ago by force. He left about a year ago after stealing all the good furniture in the house, including the refrigerator, electrical appliances, doors, and windows. He then handed over the house to another displaced person from the Midan area in Damascus, who is a relative of his. Farhad said,

### "We left everything behind when we fled, only to return and find everything looted."

When Farhad's wife knocked on their house door, the new occupant who had been living there for a year came out. He refused to leave, saying he had a daughter preparing for her baccalaureate exams and could not vacate the house until her exams were over. He gave no guarantee to leave later, so Farhad's wife begged him not to steal what was left of the doors and windows when he finally decided to leave.

The building where Farhad owns an apartment has nine units that were entirely occupied by Kurdish families before 2018. However, after the displacement, it was taken over by displaced Arab families, and since then, all the residents have been Arabs. Farhad concluded his testimony sorrowfully, stating,

"Seven years deprived of my home, and even after the fall of the regime, I have not been able to reclaim it. I do not dare return out of fear of the factions and the security situation".

#### 6.4. "Our olives under extortion: taxes on everything in Shaykh al-Hadid"

Mahmoud, a 45-year-old civil society worker, was forced to flee his town of Shaykh al-Hadid with his family in 2018 after it was taken over. In an interview with STJ, Mahmoud explained how the controlling factions, especially the Suleiman Shah Brigade (also known as al-Amshat), led by Abu Amsha, carried out systematic extortion from the first year of their control over the area, focusing on olive trees, which are the main source of income for the locals.

During the first years, he had to pay \$10 for each olive tree he owned, but he was later shocked when the fee increased to \$25 per tree, he said,

"The group members told us, justifying it, 'We liberated you and we are protecting you."

Despite the fall of the regime, the violations did not stop; in fact, they persisted under new pretenses. According to Mahmoud, members of the al-Amshat group started extorting residents with flimsy excuses. In one incident, a Kurdish man from the village was assaulted simply for giving what was described as an "inappropriate look" toward Abu Amsha. Mahmoud recounted,





"They told us plainly: 'We will stay here whether you like it or not, and you will pay us again next year".

Regarding the house he left behind in 2018, the witness states it was occupied by a displaced man from rural Hama named Abu Hussein, who is reportedly linked to a commander in the Al-Amshat faction. Abu Hussein stayed in the house for five years without Mahmoud's permission. After the regime fell, he called Mahmoud, demanding \$2,000 to vacate the property. When Mahmoud refused to pay, the man lowered his demand to \$400, claiming he had installed an electricity meter and wanted compensation, also threatening to destroy the doors and windows if he was not paid. Mahmoud stated bitterly.

"Imagine... he stayed in my home for five years without my permission, and now he wants money to leave it."

Under threat and pressure, Mahmoud eventually paid \$400 just to protect the house from being looted. However, he later found out that the man occupying his home had already left, after stealing the doors and windows, despite receiving the money.

Mahmoud expressed deep disappointment that the situation in the town has not improved. Taxes are still levied on everything, from land to homes, and the factions continue to maintain their dominance without any real deterrent. Consequently, the return and resettlement of the original residents remains nearly impossible to this day.

## 6.5. They turned the house into a storage for stolen goods, then left it in a "deplorable state"

Sarah, a civil society activist, returned to her village, Tilfi (Kurdish: Tilfê), in April 2025, after hearing that armed and displaced families had started leaving the area following the fall of the regime. When Sarah arrived home, she found it completely looted. The house, which had three rooms, utilities, and a large courtyard of about 2,000 square meters planted with olive, lemon, and pomegranate trees, had been turned into a ruin unfit for living. The trees had been uprooted, and the land was destroyed. Sarah said,

#### "They left my house in a deplorable state."

Before the families who had taken over the villagers' homes left, they tried to extort the original residents, demanding up to \$2,500 to vacate any house. Sarah said that the occupying families were from the Mawali tribe, which is common in rural Hama, families of fighters who effectively control the area, backed by the al-Hamza/al-Hamzat Division. Sarah added,

"There is no General Security in the village, and the thefts happened openly in front of armed members of the al-Hamzat Division, yet they did nothing to stop them."

Sarah said that her brother-in-law's house was also looted. In his case, he personally saw the man occupying the home tearing out iron from the walls. When he tried to stop him, the man replied,

"We purchased the house for \$500. It is ours now, and we are free to do whatever we want with it."





Sarah pointed out that before the Mawali families moved into her home, it was used, after 2018, as a storage site for looted items taken from the homes of the village's original residents. The al-Hamza/al-Hamzat Division reportedly collected stolen furniture there and resold it in other markets, all under the watch of Turkish military checkpoints, which did not intervene.

Although some families began leaving the village after the regime fell, military headquarters remained in place, with the complete absence of General Security forces allowing looting to go on unchecked.

Today, Sarah states she lacks the resources to repair her home or even find an alternative place to live. She urges the transitional government to ensure safety and protection and appeals to humanitarian organizations to also focus on returning Kurdish IDPs, not just displaced Arab families.

#### 6.6. \$ 2,000 just to return to Tilif/Tilfê

Jihan, a political and civil activist, was displaced along with her family from the village of Tilfi/Tilfê after the Turkish army took control of the area. After the regime fell, the family that had taken over her home left, yet they left it completely destroyed. They stole the doors, windows, and all its contents, including furniture, electrical appliances, bedrooms, and even agricultural tractors. Additionally, parts of the structure were dismantled, iron was stolen, and fruit-bearing trees were cut down.

Jihan stated that in mid-2018, her husband tried to persuade the controlling factions to permit their return, arguing that they were elderly and posed no threat. After months of negotiations, the factions agreed to allow only five elderly families to come back, on the condition that each family paid \$2,000. She confirmed,

"They did not return my house at the time because it was in the center of the village. They only allowed families to go back to homes on the outskirts."

Jihan said that her happiness upon returning to her home after the fall of the regime quickly turned to heartbreak when she saw the level of destruction and looting. She added that violations have persisted even after the occupants left, and confirms that there are still villages and areas in Afrin controlled by settler families, with ongoing abuses against the Kurdish population. She lamented,

"We simply want to stay on our land as Kurdish people, free from injustice. An end must be put to the ongoing violations."

Jihan concluded by expressing hope that the new authorities will establish genuine state institutions that protect rights and enable victims to file complaints and reclaim their properties. She also mentioned that she was threatened even after the occupying family left her area because of her posting photos documenting her home before and after it was looted, an act that angered the controlling factions and resulted in her facing ongoing harassment.







#### 6.7. Threats to intimidate returnees to the Bulbul subdistrict

Suleiman, approximately 70 years old, hails from a small village in the Bulbul subdistrict of Afrin. He said his village mostly consists of cousins and relatives. All the original residents were forced to leave after the Turkish army and allied SNA factions took control of the area in 2018. The village was abandoned for five years, during which time SNA fighters and their families settled into the houses.

According to the witness, only six families out of 50 returned to the village after the fall of the regime, especially after most families of the armed faction members had left. However, control of the village remained in the hands of the Elite Army/Jaysh al-Nukhba members led by a man known as Captain Ali.

Suleiman recounts an incident that happened just days before giving his testimony, when a dispute arose between one of his cousins and a faction member. The faction member accused his cousin of stealing a water hose. When the cousin denied the accusation and said that the faction members themselves had seized homes and looted property, the faction member became angry and called Captain Ali. He told Captain Ali that the village residents wanted to expel the faction members. The witness added,

"Captain Ali sent a voice message threatening anyone who opposes him or his men, saying he would return to the village in two days and hold everyone accountable."

After this threat, the men in the village stayed away out of fear of retaliation. Captain Ali later arrived at the village with a large group of his men in several vehicles, but he found no one because all the men had left. The witness commented,

"They are trying to exert their control and dominance over us through intimidation and terror."

Later, the residents contacted the Public Security forces affiliated with the transitional authorities for assistance. Some members of these forces came to the village but took no real action. Instead, they simply sent a WhatsApp message urging the residents to go back home before leaving the village again.

Suleiman noted that all the men in the village still fear returning because Captain Ali and his men continue to control the area, and they expect to face extortion or even physical and psychological harm.

He confirmed that his house was completely looted, including the theft of doors and windows. The Elite Army/Jaysh al-Nukhba members also cut down all the fruit trees in his garden, which had more than sixty trees.

### 6.8. Threats and political accusations to deprive Mustafa of his family inheritance

Mustafa, a human rights activist, nearly 60 years old, returned to Afrin after the fall of the regime during Eid al-Adha 2025, following years of displacement. During his first visit since





leaving the area, he stayed for 11 days, remaining cautious about how the checkpoints treated him and other returnees.

Mustafa attempted to check on his deceased parents' house but found it occupied by a displaced family. He visited the family twice; the first time he was received by an elderly woman, and the second time by the head of the family, who repeatedly leveled political accusations at him saying,

"We came and lived in the house and found papers proving your affiliation with the [Hezbollah] Party".

Mustafa stated that he believed the man was using these accusations to intimidate him into not asserting his rights, threatening him by mentioning that he had relatives in General Security. In response, Mustafa said,

"I have never lived in this house, I do not have any documents, I was not involved in the Party, and I have never carried a weapon."

Later, Mustafa learned from a neighbor that the man living in his parents' house was nicknamed Abu Yusuf and was from al-Awaija area of Aleppo. The man made it clear that he would not leave the house unless he received \$10,000. At one point, two men confronted Mustafa on the road, threatening him by saying,

"You were with the Party; you left with it, and you were responsible for killing our children. Here in Afrin, I fear no one."

Mustafa mentioned that an Arab man, an old neighbor, stepped in to help calm the argument. However, he still felt that the occupiers of his parents' house were using threats and false accusations to pressure him into giving up his claim.

Mustafa mentioned that all the institutions he observed still fly the Turkish flag, and security officials continue to be from the factions. He ended his testimony by saying,

"I might go back to Afrin, but I do not dare to claim my father's house after that threat. Some of my acquaintances told me that these displaced families living in the houses are united in defending each other and gathering to harm or intimidate anyone among the returnees who demand their rights, especially since the number of faction members in the area has decreased as most have returned to their original regions."







#### ABOUT STJ

Syrians for Truth and Justice (STJ) started as an idea in a co-founder's mind while attending the U.S. Middle-East Partnership Initiative's (MEPI) Leaders for Democracy Fellowship program (LDF) in 2015. The idea became a reality and flourished into an independent, non-profit, impartial, non-governmental human rights organization.

#### ABOUT Ceasefire



The Ceasefire Centre for Civilian Rights aims to empower civilians in situations of armed conflict or prevailing insecurity to document violations of their rights; to seek justice and accountability for violations of civilian rights; and to develop the practice of civilian rights protection and raise public support for the promotion of civilian rights.

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