

## **ABSTRAK**

Sejak kemunculan Covid-19 di Provinsi Wuhan, China. Setiap aspek kehidupan manusia terkena dampak Covid-19 seperti kesehatan, sosial, dan ekonomi. Untuk membendung Covid-19, pemerintah mengeluarkan kebijakan untuk mencegah penyebaran yaitu bekerja dari rumah (WFH) dan pembelajaran online. Dari kebijakan pembelajaran online, institusi pendidikan seperti perguruan tinggi menghimbau mahasiswa untuk kembali ke daerah masing-masing akibat diterapkannya sistem kuliah online. Dengan kembalinya mahasiswa tersebut, perekonomian kawasan kampus mengalami penurunan omzet usaha. Terutama bisnis rumah kos.

Tujuan dari penelitian ini adalah untuk menganalisis apakah Covid-19 beserta faktor-faktor seperti sistem pembayaran, karyawan, dan kepemilikan usaha lain dapat mempengaruhi pendapatan pemilik kos. Penelitian ini menggunakan data primer dengan pengambilan sampel dilakukan melalui survei, kuesioner, dan wawancara. Jumlah responden dalam penelitian ini sebanyak 30 responden dengan menggunakan teknik bola salju.

Hasil penelitian ini terdiri dari; (1) Covid-19 yang digambarkan sebagai penyewa berpengaruh positif terhadap pendapatan pemilik rumah kos pada masa sebelum dan selama masa pandemi Covid-19; (2) sistem pembayaran berpengaruh negatif terhadap pendapatan pemilik rumah kos sebelum dan selama pandemi Covid-19; (3) Karyawan berpengaruh negatif terhadap pendapatan pemilik kos sebelum pandemi Covid-19 dan berpengaruh positif terhadap pendapatan pemilik kos selama pandemi Covid-19; (4) Kepemilikan usaha lain berpengaruh negatif terhadap pendapatan pemilik kos sebelum pandemi Covid-19 dan berpengaruh positif terhadap pendapatan pemilik kos selama pandemi Covid-19.

Implikasi dari penelitian ini adalah kepada pemilik rumah kos dengan mengakomodasi fasilitas yang dibutuhkan penyewa selama pembelajaran online seperti akses internet dan implikasinya atau menciptakan usaha sampingan untuk menunjang pendapatan pemilik rumah kos.

**Keyword:** Covid-19, Rumah Kos, Keberadaan Penghuni, UMKM

## **ABSTRACT**

Since the emergence of Covid-19 in Wuhan Province, China. Every aspect of human life is affected by Covid-19 such as health, social, and economic. To contain Covid-19, the government issues policies to prevent the spreading namely working from home (WFH) and online learning. From the online learning policy, educational institutions such as universities urge students to return to their respective areas due to the implementation of the online lecture system. With the return of students, the economy of the campus area has experienced a decline in business turnover. Especially, boarding house business.

The purpose of this study is to analyze whether Covid-19 along with factors such as payment system, employees, and ownership of other businesses can affect the income of the boarding house's owner. This study is using primary data with the sampling conducted through survey, questionnaire, and interview. The number of respondents in this study is counted as 30 respondents using the snowball technique sampling.

The results of this study consist; (1) Covid-19 that describe as existence as tenant has positive effect on boarding house owners's income in prior to and during Covid-19 pandemic; (2) payment system has negative effect on boarding house owner's income in prior to and during Covid-19 pandemic; (3) Employees and Ownership of other business have negative effect on boarding house owner's income in prior to Covid-19 pandemic. However, it has positive effect on boarding house owner's income during Covid-19 pandemic;

The implication from the result in this study can be explained for the boarding house owner to facilitate their boarding house with broadband internet access. This can motivate the tenants to stay in their respective boarding houses. And, create different types of business other than the boarding houses that can be used as an alternative source of income if the income from boarding houses becomes unstable

**Keyword:** Covid-19, Boarding House, Existence of Tenant, MSME