

Owner Responsibilities

A property owner or landlord who rents to a MCHA housing assistance programs participant must comply with all terms and conditions of the Housing Assistance Payment (HAP) contract and the lease agreement as well as federal and state laws.

Property Owner/Landlord Obligations under the Housing Assistance Payment Contract

- Screen prospective assisted tenants using the same selection criteria used for non-assisted tenants.
- Collect security deposit.
- Collect tenant's portion of the rent; do not ask for or accept side-payments or allow sub-letting.
- Ensure assisted units are maintained in a safe, decent, and sanitary condition.
- Incorporate the U.S. Department of Housing and Urban Development's (HUD's) Tenancy Addendum into the lease agreement.
- Enforce the lease agreement.

When the lease is being enforced, immediately notify MCHA in writing of the following situations:

- Unauthorized persons residing in the unit.
- Violations of the lease agreement, including non-payment of rent, criminal activity, etc.
- Service of an eviction notice.
- Service of notice to move only after initial lease term, except for cause.
- The death of a tenant or abandonment of the rental unit.
- Tenant serves notice to move only after initial lease term, moves out of the unit without notice, or is absent from the unit for more than 180 days.
- Change in ownership.