

Why a PHA can kick a tenant out of a Sec 8 Rental

Your PHA can terminate you from participation in the Section 8 Housing Choice Voucher Program for the following reasons:

- 1.** You or a family member on your voucher commits drug-related or violent criminal activity; Section 8 has a zero tolerance policy when it comes to drugs, any gang banging or drug dealing, you will be booted out of Section 8.
- 2.** You or a family member on your voucher was convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of any federally assisted housing; If you get caught running a meth lab, you'll be handcuffed and definitely kicked out of Section 8!
- 3.** You or a family member on your voucher commits any other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the rental premises;
- 4.** You or a family member on your voucher is subject to a lifetime registration requirement as a result of being a convicted sex offender; If you are or become a pedophile you will be booted out of Sec 8! Protecting children from predators is a high priority for any local Sec 8 PHA.
- 5.** You were evicted from housing assisted under the program for a serious violation of the lease;
- 6.** You fail to give your PHA a copy of an eviction notice received from the landlord :
- 7.** You or a family member on your voucher commits fraud, bribery or other criminal act in connection with any federal housing program;

Example 1: Cutting a side deal with a landlord to pay rent above program limits.

Example 2: Cutting a side deal with a landlord to pay extra security.

Example 3: Cutting a side deal with a landlord to have utilities included in payment to landlord and then paying for them out of your pocket.

You get caught doing any of these NO-NO's you will be kicked out of Sec 8!
Dealing with a broker helps you avoid these types of greedy landlords.

- 8.** You owe rent or other amounts to your PHA or any other PHA in connection with your Section 8 or public housing assistance. Note: A PHA has the discretion to allow reasonable payments;

If you owe money to your PHA, you better cut a deal to pay them or you can be dropped from the sec8 program.

9. You fail to make payments under a repayment agreement with your PHA:

If you do cut a repayment deal with your PHA and you renege you will lose your Sec8 benefits.

10. You or a family member on your voucher has engaged in or threatened abusive or violent behavior towards any PHA Staff:

If you want to be aggressive or rough and tough with your caseworker, you better think twice. For their own safety and the safety of everyone at their PHA, you will be dismissed from their federally funded Sec 8 housing program.

11. You or a family member on your voucher fails to supply any information your PHA or HUD determines is required in the administration of the program, or fail to provide true and complete information to your PHA;

12. You or a family member on your voucher fails or refuses to provide a social security number, evidence of citizenship or eligible immigration status or fails or refuses to sign consent forms required by your PHA;

13. You or a family member on your voucher is responsible for causing conditions in the rental which constitute a breach of housing quality standards (HQS);

If you want to be a destructive tenant that causes damages to your unit, you will be expelled from the sec8 housing program.

14. You or a family member on your voucher fails to allow the PHA inspector to inspect your rental unit at a reasonable time and after reasonable notice;

15. You or a family member on your voucher commits a serious or repeated violation of the lease;

Example: You rent out rooms to people not on your voucher or you use residential rental unit for a commercial purpose such as opening an unlicensed barber shop

16. You fail to notify your PHA before moving out of your rental;

17. You or a family member on your voucher fail to use the sec8 paid rental as their only place of residence; an exception to this rule is children placed in foster homes

18. You or a family member on your voucher fail to notify your PHA of absences from the unit, or fail to supply your PHA with requested information relating to family absences from the unit;

Extended Absence from rental unit: You and or the family members on your voucher may not be absent from the unit for a period of more than 180 consecutive calendar days for any circumstance, or for any reason.

If you take a long vacation you must notify your PHA otherwise you will be knocked out of the sec 8 system.

19. You or a family member owns or has an ownership interest in the unit (except if you're participating in a Section 8 home ownership program);

If they catch you renting from yourself or another family member on your voucher you will be kicked out of the Sec 8 housing program.

20. You or a family member on your voucher receives housing assistance under more than one program at the same time.

If you're greedy and caught double dipping you will lose your section 8.

21. You or a family member on your voucher has been evicted from federally assisted housing in the last 5 years;

If you don't pay your fair share of rent to landlord and get evicted, you will be expunged from sec 8 housing program.

22. You or a family member on your voucher fail to timely report income or fail to obtain permission from your PHA before allowing other individuals to reside in your rental unit or fail to inform your PHA when household members move out of the unit;

If you don't keep up with your required sec 8 paperwork or you move an unauthorized occupant into your rental without clearing it with your caseworker, you will be tossed out of sec 8 program.

23. You or a family member on your voucher may not sublet or assign the subsidized rental unit;

Example: Sec 8 pays rent to landlord on your 3 bedroom voucher and after inspector leaves you rent out basement.

If you abuse the system, by sharing your rental space with non-section 8ers you will be bounced out of sec8.

24. You or a family member on your voucher abuses alcohol in a manner that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the rental unit.

If you're a happy, peaceful alcoholic your caseworker will help you get into rehab or AA, but if you're an abusive belligerent drunk, you can and will be terminated from the sec 8 program.

Word to the Wise:

In certain parts of the country there are Sec 8 Police Officers with real badges and arrest powers that work in conjunction with local PHA's to enforce Sec8 rules and

prevent Fraud. Be aware, these are not fake rent- a- cops, they are trained investigators armed with more than a cell phone.