

Why a Landlord can kick you out of your Sec 8 Rental

1. You Do NOT Pay Rent

If you do not pay your Voucher rental co-pay (your share of rent to landlord) your landlord can legally evict you from rental.

As a tenant you should always get a signed receipt for any payments to landlord. This way, should your case end up in eviction court; you have written proof confirming payment.

2. You Violate Terms of Lease

A signed lease is a legal contract between you and landlord that spells out in writing the terms and conditions of tenancy. If you do NOT abide by these agreed upon rules, you can be legally evicted.

For Example, if your lease has a “No Pets” clause and your landlord discovers that you have a cat or dog, you can be legally evicted.

Another Example: If your lease has a no “subletting” clause and your landlord finds out your boyfriend who is not on your voucher moves into rental, you can be legally evicted.

3. You Damage Property

If you are a destructive tenant that causes damage to your rental unit, such as holes in the walls or broken doors and windows you can be legally evicted.

4. You Use Property illegally

If you use your sec8 rental for illegal purposes such as selling drugs or prostitution a landlord has a legal and moral right to evict you. Most landlords will do this immediately because in some states law enforcement have the right to seize their property if it is knowingly being used to conduct illegal activities.