

# Section 8 Landlord Do's and Don'ts

## LEASING

- ✓ Landlords **MUST DO** their own tenant background checks. MHA does background checks of all applicants based on our policies but strongly encourage that landlords do their own background checks as well.
- ✓ Landlords cannot charge different rent or deposit amounts to tenants that are Section 8 versus tenants who are not Section 8.
- ✓ Tenants cannot move into the unit until it has passed inspection and the lease and HAP contract are in effect (Unless tenant resides in the unit before voucher is issued)
- ✓ Lease must match the dates on the HAP contract. Please contact Section 8 Manager before initiating a lease to discuss the dates. All initial leases must be for 1 year and no changes can be made to the lease during this 1<sup>st</sup> year.
- ✓ Units must be inspected and passed before a lease can be signed and put into effect.

## AFTER MOVE IN

- ✓ Deposits amounts and returns are between the landlord and the tenant.
- ✓ Landlords must put all tenant lease violations in writing and must notify MHA with a copy of every lease violation.
- ✓ **YOU ARE THE LANDLORD. WE CANNOT EVICT THE TENANT FROM THE UNIT.** We can only terminate our share of the HAP payment.
- ✓ If you are planning on selling the unit that a Section 8 tenant is living in **YOU MUST** notify MHA 90 days in advance.

- ✓ If a unit is sold, MHA must receive a copy of the sales contract and the new owner must sign the HAP contract that is in effect.
- ✓ Rent increases are allowed after the initial 1<sup>st</sup> year lease is completed. A written notice of the rent increase must be received 60 days in advance to MHA and the tenant. Copies of both notices of the increase must be sent to MHA. Rent increases will only be allowed if it stays within our rent reasonableness guidelines.

## **INSPECTIONS**

- ✓ All units must pass the HQS inspection before a tenant is allowed to move into the unit.
- ✓ Inspections will be done on every unit each year
- ✓ MHA randomly picks units each quarter for a quality control inspection
- ✓ Emergency inspections will be done within 24 hours of MHA receiving knowledge that the unit might be under violation of the HQS standards.
- ✓ HAP payments will be abated (not paid) if the unit fails inspection and the landlord does not fix the required problems within the timeframe stated.
- ✓ If the required problems are fixed AFTER the HAP payment has been abated the landlord will only receive a pro-rated amount of rent from MHA from the time the unit passed the inspection through the end of the current month.