

The top five reasons for eviction

	<p style="text-align: center;"><u>Rent – late or unpaid</u></p> <ul style="list-style-type: none">• Rent is due the 1st of the month. It is considered late after the 10th of the month.• If you pay your rent late 4 times within a 12-month period, PHA proceeds with lease termination.• If you do not pay your rent in full, PHA files Eviction Actions (unlawful detainers) in District Court around the 25th of the month.
	<p style="text-align: center;"><u>Illegal Drugs</u></p> <ul style="list-style-type: none">• “One Strike & you’re out” is a federal policy. If illegal drugs or drug paraphernalia with traces of illegal drugs are found in your possession or home --- you will be evicted. This includes any guests that may have illegal drugs also.• Marijuana, opium, and khat are examples of illegal drugs.
	<p style="text-align: center;"><u>Unauthorized Guests</u></p> <ul style="list-style-type: none">• Guests can stay with you for a maximum of 15 days from January 1 – December 31. If your guests stay longer, you can be evicted and, possibly, convicted of fraud in Federal court. Our experience has shown that guests are the #1 cause in the majority of evictions.
	<p style="text-align: center;"><u>Poor Housekeeping</u></p> <ul style="list-style-type: none">• You need to keep your home neat & clean. Your home will be inspected each year by PHA and must meet PHA Housekeeping Standards. Cleaning your home and maintaining the exterior around your home is your responsibility.
	<p style="text-align: center;"><u>Neighborhood Disturbances</u></p> <ul style="list-style-type: none">• Your home is for YOUR enjoyment. Disturbances or loud noise happening inside or outside your home that can be heard by your neighbors can be grounds for eviction. Illegal activity <u>anywhere</u> can also be grounds for eviction.