

## WHAT ARE MY RIGHTS AND RESPONSIBILITIES AS A LANDLORD?



Maintain your property in good condition. Complete repairs within a reasonable amount of time upon request by the Housing Authority or tenant, 24 hours for emergencies. The amount of time that is considered reasonable depends on the nature of the problem.

Set reasonable rules about use of unit and common area.

Do not enter a unit without tenant's permission and proper notice except for emergencies or tenant requested repairs.

Collect appropriate security deposit as directed under the program and use it only as directed by state law.

Enforce your tenant to:

- Pay rent on time
- Keep unit clean
- Avoid illegal activity
- Permit access for repairs
- Avoid damage to property
- Refrain from disturbing others
- Allow only those occupants on the lease to reside in the unit

Comply with terms and conditions of lease and HAP Contract.

Take action through Magistrate's Court to evict when tenant violates the lease.



FOR MORE INFORMATION,  
CONTACT:

Jefferson Metropolitan Housing  
Authority  
815 N. 6th Avenue  
Steubenville, OH 43952

Phone: 740-282-0994

Fax: 740-284-7079

Website: [www.jeffersonmha.org](http://www.jeffersonmha.org)

## LANDLORD INFORMATION SECTION 8 HOUSING



HOUSING CHOICE  
VOUCHER  
PROGRAM



Jefferson Metropolitan Housing  
Authority  
815 N. 6th Avenue  
Steubenville, OH 43952



# LANDLORD INFORMATION

## WHAT IS SECTION 8?

The Section 8 program provides rental assistance for low income families in the private market through the Housing Assistance Payments Program.

Rental voucher holders select a unit from the private rental market. Rental assistance makes market rate housing affordable. Program participants normally pay no more than 30% of monthly adjusted income towards rent and utilities. The Housing Assistance Payment (HAP) subsidizes the balance of the rent to the property owner.

## WHAT ARE THE REQUIREMENTS FOR MY UNIT TO BE RENTED TO AN ASSISTED FAMILY?

The unit must meet HUD Housing Quality Standards (HQS) and the rent must be approvable within HUD Fair Market Rents and market rate comparables.

## HOW DO I MAKE A UNIT AVAILABLE TO VOUCHER HOLDERS?

You may call JMHA to have the unit listed on our list of available units. You may also advertise in the newspaper with the phrase "will accept Section 8."



## WHAT DO I DO WHEN A VOUCHER HOLDER IS INTERESTED IN MY UNIT?

### LANDLORD SCREENS TENANTS:

You may screen the prospective tenant carefully to insure you are making a good selection. When one of our families contacts you, we can only certify to you their income eligibility for the program. We cannot provide a reference as to their expected behavior as tenants. You may use any or all of the following screening procedures:

- Credit check
- Criminal check
- Landlord references
- Home visits



We encourage all of the above screening methods as long as you do not discriminate. Discrimination includes any tenant selection based on race, color, religion, ancestry, sex, country of birth, handicap or familial status. The prohibition against discrimination based on familial status makes it illegal, in most circumstances, to refuse to allow children to live in a residential unit.

### REQUEST FOR TENANCY APPROVAL:

When you have selected a tenant, he/she will have a "Request for Tenancy Approval" form for you to complete. When the tenant submits the form to the S8 office, a housing representative will check the unit for affordability. If the unit is affordable, you will be contacted to schedule an HQS inspection.

### HQS INSPECTION AND RENT:

The unit will be inspected to insure that it meets HUD Housing Quality Standards. If applicable, you will be mailed a copy of the inspection repair list.

### LEASE AND CONTRACT:

After the unit passes inspection and the rent has been approved, the landlord and tenant enter into a lease for an initial term of one year. JMHA and the landlord sign a Housing Assistance Payments Contract through which the rent is assisted on behalf of the tenant.

### CAN I COLLECT A SECURITY DEPOSIT:

Yes! JMHA prohibits security deposits in excess of private practice, or in excess of amounts charges by the owner to unassisted tenants.

### WHAT IS THE TERM OF THE LEASE AND CONTRACT?

After one year, the lease is renewed for a specified time period (ex. Month-to-month, six months, etc.). The tenant may vacate with notice after the term of the lease expires. If the tenant remains in the unit, the tenant is recertified for eligibility and the unit is inspected for HQS annually, at which time the landlord may request an annual adjustment rent increase which must be approved by JMHA. This request must be submitted in writing to JMHA and tenant 60 days prior to renewal.

