

What should a landlord do if he/she wants to terminate a Section 8 tenancy?

The landlord can issue a proper notice to vacate at the end of the initial term of the lease or at the end of any successive term (i.e. month to month, year to year). The landlord can issue notice to terminate during the lease term for lease violations or other good cause.

Landlords are strongly encouraged to document tenant violations and to provide the tenant and the Housing Authority with written warnings or notices of the violations whenever possible.

A copy of the notice of termination must be sent to the Housing Authority. If the tenant does not vacate within the time set forth in the termination notice, the eviction action which follows is just like any other eviction action.

If the Section 8 tenant is evicted, the Housing Authority will pay through the end of the month in which the tenant was evicted.