

**What happens if I need more time to complete the required repairs, or I fail to complete repairs by the time frame given?**

Upon completion of an annual inspection, the landlord and tenant will be notified in writing of the results. If the unit fails inspection, the landlord is required to complete the repairs within the time specified in the notice. If the landlord has a good reason for needing a time extension to complete the repair, the landlord would need to call the Housing Representative and discuss the problem. The representative will try to accommodate the landlord's request to the extent possible. If the items identified represent a health or safety problem, an extension will probably not be granted to prevent any possible injuries to the tenant family and to reduce the landlord's liability.

The inspector will send a follow-up inspection notice to the tenant indicating when a second inspection will be conducted to confirm repair of HQS fail items. If a landlord fails to complete all required repairs by the time specified and the Housing Authority has not been notified of the landlord's need for an extension, the Housing Authority will stop paying its portion of the rent to the owner. This is known as abatement and is allowed under the HAP Contract. Rent amounts which are abated will not be released even if the landlord ultimately completes the repair. The rent abatement would begin on the day of the follow-up inspection and continue until either the unit passed a third inspection or the contract termination date.