



Housing Authority of the County of San Mateo's Landlord Newsletter

What's New at the Housing Authority

In this issue:

- ◆ What's New
- ◆ Termination of Tenancy
- ◆ Helpful Resource
- ◆ SocialServe

Welcome to the Housing Authority's very first landlord newsletter! You are an important partner in providing affordable housing to low income families in San Mateo County and we appreciate doing business with you.

In our quarterly newsletter, we look forward to sharing with you information about what's new at the Housing Authority, provide you with valuable information about our rental programs, leasing information, Housing Quality Standard (HQS) inspections and helpful resources on landlord and tenant issues. We hope you find our newsletter a good source for information.

Termination of Tenancy by the Owner

Did you know that while a lease is in effect, the owner may only terminate the tenancy in accordance with the Lease Agreement (executed by the owner and the tenant) and the Tenancy Addendum (HUD's requirements attached to the Housing Assistance Payments (HAP) Contract and Owner Lease Agreement)? The Tenancy Addendum is available on our website at www.smchousing.org.

During the initial term (usually the first year of the tenancy), the owner may only terminate tenancy for good cause. Examples of good cause can be found on the Tenancy Addendum (Part C of the Hap Contract & Lease), page 1, section 8 - Termination of Tenancy by Owner, (b – d). After the initial term, in addition to the good cause listed above, other good cause may include: the tenant's failure to accept the owner's offer of a new lease or revision; the owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; a business or economic reason for termination of the tenancy. ***In all cases, the owner must state the grounds in the termination of tenancy notice.***

For Information..... When an owner and tenant are having tenancy problems, the Housing Authority encourages both sides to sit down together and review the lease that the two of you signed. Leases address common problems that could arise during a tenancy. *The Housing Programs Specialists at the Housing Authority are not legal professionals and are not allowed to give legal advice to either the landlord or tenant.*

Helpful Resource

⇒ The State of California publishes a booklet titled "California Tenants -A Guide to Residential Tenants' and Landlords' Rights and Responsibilities." The booklet covers information about California housing laws and helpful information about rental applications, security deposits, unlawful discrimination, repair responsibilities, termination of leases and the eviction process. The booklet can be found at www.dca.ca.gov. ***Check it out before taking action.***

⇒ For Landlord & Tenant Information & Referrals, check the **Resource** link on our website at www.smchousing.org.



We would like to hear from you! Email fmgarcia@smchousing.org if you would like to suggest a newsletter topic or comment.