



ABUSE POLICY

The Public Housing Dwelling Lease, Section 8(a)(13) reads as follows:

“Abuse of Premises. Not to abuse or allow abuse of the dwelling which is beyond normal wear, nor to make repairs or changes to the premises or equipment which alter the dwelling in any way including finishes on interior and exterior surfaces. Repeated or excessive abuse shall be grounds for terminating the lease.”

The purpose of this policy is to define “repeated or excessive abuse” and to establish guidelines so that this policy can be administered uniformly by Authority management.

CAUSES FOR INSPECTION

Cases of abuse may become evident during the Annual Inspection and PM Inspection. Between these inspections, the following indicators are sufficient to warrant an earlier inspection because of suspected abuse:

- (1) A report from a Housing Authority employee, a Housing Authority contractor, a Police Report, an identified neighbor, or a Service Agency employee that abuse is evident; or
- (2) A Grounds Inspection which reveals damage to the tenant assigned premises.

DEFINITIONS OF ABUSE

“Abuse” is defined as any damage to York Housing Authority owned property beyond normal wear and tear done by a member of the tenant household or guest(s). The damage includes but is not limited to, appliances, floors, walls, doors, windows, cabinets, electrical, plumbing, heating systems, grounds and exterior of the dwelling. Abuse includes fire and smoke damage caused by tenant negligence, disconnection of a smoke detector (refer to the Smoke Detector Policy), clogged drains, creation of a safety problem, and/or vandalism without tenant following the procedure set forth in the Housing Authority Vandalism Policy.

“Repeated or excessive” abuse is defined as any accumulative damage(s) which exceeds \$750 within any 12-month period.

ENFORCEMENT OF THE POLICY

When “repeated or excessive” abuse in a particular unit is determined, the Housing Manager will initiate a warning letter to the tenant.

After the warning letter has been issued, any additional repeated or excessive abuse as defined above will result in eviction proceedings being initiated.

Enforcement of the Abuse Policy shall not be superseded by the Authority’s Housekeeping Policy.

5/98 - Adopted

12/08 – Amended definition of Repeated or Excessive Abuse