

**Once in, must an owner stay an active participant in the Section 8 Program?**

Yes. An owner may not terminate participation in the program without "good cause". The rule is a HUD regulation, See 24 CFR 982.309 and 24 CFR 982.310 (a). The latter regulation provides that a Section 8 tenancy may be terminated only upon good cause. However, in Barrientos v. 1801 1825 Morton LLC (2009) 583 F.3d 1197, the Ninth Circuit clarified that HUD regulations as to what constitutes good cause for termination do not preempt local rent control provisions. Accordingly, in order for a landlord to terminate a Section 8 tenancy in Berkeley, or any tenancy subject to the Rent Stabilization Ordinance, the termination must be based on one of the "just causes" listed in the Rent Stabilization Ordinance. You can get more information on those requirements from the Rent Stabilization Board.