

### **What happens if the owner refuses to make repairs required by the Housing Authority?**

If the fail items are deemed the owners responsibility, and the owner refused to complete the repairs within 30-days, the Housing Authority will begin abating rent. This means that BHA will stop making payments to the owner for rent. If the owner continues to refuse to make repairs, the Housing Authority must terminate the contract.

If the fail items are deemed "tenant caused damage" and the family refuses to make the corrections, the Housing Authority can propose termination of the Voucher. The Housing Authority will work with the owner to continue rental subsidy payments if all life safety items are corrected.

Bottom line, the unit must meet all of the Housing Quality Standards or the Housing Authority must terminate the contract. This is true whether the repair is the responsibility o the owner or the tenant.