

LANDLORD RESPONSIBILITIES

- To maintain the property in good condition and complete repairs within a reasonable amount of time upon request by the Decatur Housing Authority or the participant.
- To refrain from entering the unit without the participant's permission and proper notice (except for emergencies or participant-requested repairs).
- To comply with equal opportunity requirements.
- To enforce family obligations under the lease.
- To comply with the terms and conditions of the lease and contract.
- To evict the participant when necessary for violations of the lease.
- To collect from the participant any security deposit required under the lease, the participant's portion of rent, and charges for any damages caused by the participant.
- To pay for utilities and services as obligated.
- To make reasonable modifications for participants with disabilities.
- To treat the participant fairly. Demanding side payments in excess of the participant's share of the rent is prohibited.