

## Tenant's Obligations

The tenant's obligations, as stated in 24 CFR Part 966 are:

- Not to assign the Lease, or sublet the dwelling unit.
- Not to provide accommodation to boarders or lodgers.

**Note:** Not to be confused with visitors and guests, roomers and lodgers shall neither be permitted to occupy a dwelling unit, nor shall they be permitted to move in with any family occupying a dwelling unit. Violation of this provision is ground for termination of the lease.

- To use the dwelling unit solely as a private dwelling for tenant and tenant's household as identified in the Lease, and not to use or permit its use for any other purpose.
- To abide by necessary and reasonable regulations promulgated by the PHA for the benefit and well-being of the housing project and tenants. These regulations shall be posted in a conspicuous manner in the project office and incorporated by reference in the residential Lease.
- To comply with the requirements of applicable state and local building or housing codes, imposed on tenants materially affecting health and safety.
- To keep the dwelling unit and other such areas as may be assigned to the tenant for the tenant's exclusive use in a clean and safe condition.
- To dispose of all ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner.
- To use only in reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air- conditioning, and other facilities and appurtenances including elevators.
- To refrain from, and to cause household and guests to refrain from destroying, defacing, damaging, or removing any part of dwelling unit or project.
- To pay reasonable charges (other than for normal wear and tear) for the repair of damages to the dwelling unit, project buildings, facilities, or common areas caused by the tenant, household members or guests.
- To act, and cause household members or guests to act in a manner that will not disturb other tenants' peaceful enjoyment of their accommodations; and will be conducive to maintaining all PHA's projects in a decent, safe, and sanitary condition.
- To assure that no tenant, no member of the tenant's household, or guest, engages in:
  - Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants, or;
  - Any drug-related criminal activity on or off the premises; or
- To assure that no other person under the tenant's control engages in:
  - Any criminal activity that threatens the health, safety, or right to peaceful enjoyment

- of the premises by other tenants, or;
- Any drug-related criminal activity on or off the premises;
- To assure that no member of the household engages in abuse or pattern of abuse of alcohol that affects the health, safety, or the right to peaceful enjoyment of the premises by other tenants.

The term drug-related criminal activity means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance.