

# HOUSING AUTHORITY OF THE CITY OF FRANKLIN

## **“THREE STRIKES AND YOU’RE OUT” POLICY**

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(Included in the Admission and Occupancy Policy)

Adopted January 26, 2005

### **“THREE STRIKES AND YOU’RE OUT” POLICY**

Tenants are permitted three eviction notices. The Authority follows the “Three Strikes and You’re Out” procedure for those tenants who continuously violate the lease provisions. Families who receive (3) termination letters will automatically be evicted, and are still required to pay any fees involved as well as rent and charges.

#### LEASE TERMINATION PROCEDURES

- A. General Policy: Lease Terminations
  - 1. No resident’s lease shall be terminated except for noncompliance with HUD regulations and the lease terms.
  - 2. Tenants are permitted three eviction notices. The Authority follows the “Three Strikes and You’re Out” procedure for those tenants who continuously violate the lease provisions. Families who receive (3) termination letters will automatically be evicted, and are still required to pay any fees involved as well as rent and charges.
- B. Notice Requirements

1. No tenant shall be given a Notice of Lease Termination without being told by the Authority in writing the reason for the termination.
2. The resident must also be informed of his/her right to request a hearing in accordance with the Grievance Procedure, and be given the opportunity to make such a reply as he/she may wish.
3. Notices of lease termination may be served personally or posted on the apartment door.
4. Notice shall include a statement describing the right of any resident with a disability to meet with the manager and determine whether a reasonable accommodation could eliminate the need for the lease termination.

### C. Record-Keeping Requirements

1. A written record of every termination and/or eviction shall be maintained by the Authority, and shall contain the following information:
  - a. Name of tenant, number and identification of unit occupied.
  - b. Date of the Notice of Lease Termination and any other state or local notices required, which may be on the same form and run concurrently.
  - c. Specific reason(s) for the notices, with sections of the lease violated, and other facts pertinent to the issuing of the Notices described in detail.
  - d. Date and method of notifying tenant, and
  - e. Summaries of any conferences held with tenant including names of conference participants and conclusions.
  - f. Number of violations under the “Three Strikes and You’re Out.”