

PENDER LANDLORD LINK

Information for Landlords About the Housing Choice Voucher Program



Compliance Corner: Do you know your responsibilities as a Landlord in NC?

Many landlords do not realize that North Carolina has Tenant/Landlord law. The North Carolina Residential Rental Agreements Act (RAA) was passed in 1977 and defines both the Landlord's duties and the Tenant's duties with respect to repair and maintenance of rental dwelling units.

The North Carolina Department of Justice (NCDOJ) publishes a brochure that discusses the RAA of 1977. While it does not cover all of the information in the Act, it is a good basic discussion of Landlord and Tenant maintenance and repair responsibilities.

Highlights from the brochure include the following:

- Landlords are responsible for providing working smoke detectors that have a Underwriters

Laboratory, Inc listing at the beginning of each tenancy and to replace or repair non-working smoke detectors with 15 days (per the law) of receiving a written notice from the Tenant that the smoke detector is not working properly. ****Please be mindful that HUD makes this a 24-hour repair.****

- Landlords are required to supply batteries for battery operated smoke detectors UNLESS there is a written agreement to the contrary. (We would require such an agreement be included in the lease.)
- The RAA also include a clause that landlords cannot excuse themselves from their maintenance responsibilities by adding

clauses to the lease trying to make the resident responsible for maintenance.

- The brochure is a "must-read" for every Landlord and Tenant. A copy is available through our website.

Have questions about compliance? Call us at 259.1370.

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Did you know?

A Resident's Right to Enjoyment of a Property

When a family rents a home, it has the right to use the property without hindrance subject to the terms of the lease agreement and with reasonable limitations based on the type of property.

Would you lease a car if the agent said you could not drive the car on the highway? Probably not. It's the same with a rental home. Landlords may not interfere with the resident's right to peacefully enjoy

their home, unless a lease violation occurs. Running a business from the property is a different matter.

Garages or storage units that are not available for the tenant to use should be removed. Landlords may not use any part of a lease property for personal use, including storage, as a mail drop, or for farming and may not limit the use of the driveway, carport or other appurtenances to the property.

Assisted tenants may not be prohibited from common areas of multi-family properties that are available to all other tenants.

Landlords may not enter properties at will and must give reasonable notice, except in the case of an emergency.

Your lease should describe your policies on inspections, maintenance and access.

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The Pender County Housing Authority provides rental assistance to low-income families based on household income. The program assists eligible families renting in the private rental market from private owners who have available units and who are willing to work with the program.

The goal of any rental assistance program is not to pay all of the families rent, but rather to help eligible families afford better quality housing than the family could afford without assistance.

PCHA is not a property management company and does not manage property for private landlords.

*Do you have a question about
the program rules?*

Please call 910.259.1370 for help

Preventative Maintenance: Are you protecting Investment?

Are you an active landlord or a passive landlord? Do you wait for your resident to place a work order for repairs or do you inspect and maintain your property routinely?

The HOS Inspector reports that the top five maintenance issues seen during recent inspections include:

1. Clogged air return grills and filters,
2. Non-working Smoke Detectors,
3. Yard debris/trash
4. Broken storm doors & windows
5. Unsafe Porches, decks & handrails

While some of these items are immediate fails, some are not. They can all cost you money over time either through loss of market value of your property or in higher out-of-pocket repair costs due to

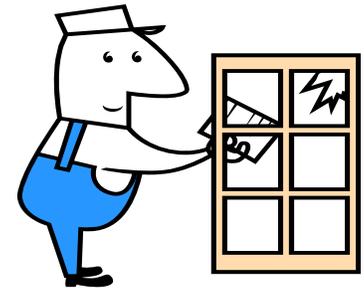
damages related to poor maintenance.

Active landlords inspect their properties regularly, handle maintenance issues routinely and communicate with their residents regularly.

The better maintained a property is, the less likely a landlord will be to have failed inspections that can result in a loss of income due to HUD required abatement for failed inspections.

The Housing Authority does not manage property for landlords. If landlords who do not actively manage their properties, and only find out about problems when the Inspector sends a letter, may be costing themselves money both in rent and repair costs.

Proactive landlords usually find that they have better compliance with the terms of



their lease and have lower maintenance costs.

All landlords should be aware that you certify a unit passes HOS everything you accept payment from the Housing Authority. If you are not maintaining your property and it fails inspections, there is always the possibility you may have to pay the Housing Authority back any assistance money you receive.

Do you have questions? Please call our Inspector, Chad Hartwell, at 910.259.1209.