

**THIRTY (30) DAY NOTICE**  
**LEASE VIOLATIONS**  
**NOTICE OF TERMINATION OF LEASE AND INVITATION TO CONFERENCE**

TO: Ms. Tenant  
Street Address  
Toledo, OH xxxxx

(1) Notice is hereby given pursuant to Section 15(b)(3) of your lease and 24 CFR 966.4(l), that your lease, of the premises described above, is being terminated based on the specific grounds described in Exhibit "A" which is attached hereto and incorporated herein.

(2) You have the right to make such reply as you may wish at a private, informal conference which will be held at the Management Office on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m. If you are unable to keep this appointment, please contact the Management Staff by telephoning \_\_\_\_\_ as soon as possible so that another appointment can be arranged within three (3) business days from the above date. After the conference, a summary will be prepared and you will be served with a copy within three (3) business days.

(3) You have the right, pursuant to 24 CFR 966.4(m), to examine and copy at your own expense, any LMHA documents directly relevant to the termination or eviction.

(4) You have the right to request a reasonable accommodation of a handicap of a household member, so that you can meet lease requirements.

(5) The Violence Against Women Act ("VAWA") protects some victims of: domestic violence; dating violence; sexual assault; or stalking, from termination and eviction on the basis of the violence perpetrated by their abusers. If you are a victim, you have the right to provide such documentation to LMHA.

(6) You have the right to request a hearing in accordance with LMHA's grievance procedure, which is posted on the Management Office Bulletin Board and is available upon request. Attendance at the private, informal conference is a pre-requisite to obtain a grievance hearing. Failure to attend the private, informal conference can be grounds to deny your grievance hearing unless you can convince the Hearing Panel of good cause for failure to attend the private, informal conference. Your request for a hearing must be in writing and filed with the Central Office of the LMHA at 435 Nebraska Avenue, P.O. Box 477, Toledo, OH, 43697-0477, within ten (10) days after your receiving the summary.

(7) If you dispute the amount of rent or other charges stated herein, before a hearing will be scheduled, you must deposit, in LMHA's escrow account at the Central Office, an amount equal to the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. You shall thereafter deposit the same amount monthly, until the Hearing Panel makes a decision on your grievance. Failure to make such deposits will result in termination of the grievance process.

(8) Your tenancy shall not terminate until your time to request a grievance hearing has expired, and if you timely requested a hearing, after the grievance process has been completed or terminated.

(9) LMHA may evict you from the unit only by bringing a court action.

**LUCAS METROPOLITAN HOUSING AUTHORITY**

Date: \_\_\_\_\_

By: \_\_\_\_\_ Property Manager

**Certification**

A copy of this Notice has been delivered:

\_\_\_\_\_ Personally to the resident(s) named above; or

\_\_\_\_\_ By prepaid first class mail properly addressed to resident(s) and by posting on the resident(s)'s premises.

Date: \_\_\_\_\_

By: \_\_\_\_\_ Property Manager

## **Exhibit A**

You have violated Lease Sections 4(a) and (b) and Section 15(a)(1) 9(c)11 and your Repayment Agreement to wit:

- a. You have failed to pay your work order charges.
- b. You have failed to make payments per your Repayment Agreement. A copy is attached hereto and incorporated herein by reference as Exhibit A1.