

NOTICE OF TERMINATION AND INVITATION TO CONFERENCE
AND
NOTICE TO LEAVE THE PREMISES
3-Day

TO: Mrs. Tenant
Mr. Tenant
Street Address
Toledo, OH xxxxx

- (1) Notice is hereby given pursuant to Section 15(b)(2) of your lease and 24 CFR 966.4(l)(3)(i)(B), that your lease of premises, described above, has been terminated because of drug-related criminal activity as described in 24 CFR 966.51(a)(2)(i)(B).
- (2) The specific grounds for the termination are described more fully in Exhibit "A," which is attached hereto and incorporated herein.
- (3) You are entitled to a private, informal conference to make reply or explanation as you may wish to the statements set forth herein, which conference will be held at the Management Office on _____ at _____ a.m./p.m. Should this time be inconvenient, and 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) days from the above date.
- (4) You are informed that 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.
- (5) You have the right to request a reasonable accommodation of a disability/handicap of a household member, so that you can meet lease requirements.
- (6) 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.
- (7) You are **not** entitled to a grievance hearing on the termination of your lease.
- (8) LMHA may evict you from the unit only by bringing a judicial procedure under Ohio Revised Code Chapter 1923, titled FORCIBLE ENTRY AND DETAINER, which judicial procedure HUD has determined provides the opportunity for a hearing in court that contains the basic elements of due process as defined by HUD regulations.
- (9) (A) This document is also a Notice to Leave the Premises.

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YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION ACTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

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(B) You are being asked to leave the above-noted premises on or before (date), 2014. However, you do not have to leave the premises until after your scheduled private conference date or an extension of the date has expired.

LUCAS METROPOLITAN HOUSING AUTHORITY

Date: _____ **By:** _____ Property Manager
Certification

A copy of this Notice has been delivered:

- _____ Personally to the tenant named above; or
- _____ By prepaid first class mail properly addressed to tenant and by posting on the tenant's premises.

LUCAS METROPOLITAN HOUSING AUTHORITY

Date: _____ **By:** _____ Property Manager

EXHIBIT "A"

You have violated Section 10(a)(2) of your lease, to wit:

On or about 8-26-14, the Police found Mr. Tenant with a fold of heroin in his pants pocket. Please see Exhibit A1, which is attached hereto and incorporated herein by reference.

On or about 11-14-13, the Police found Mr. Tenant with a baggie of marijuana in his front right pants pocket. Mr. Tenant admitted to having it. Please see Exhibit A2, which is attached hereto and incorporated herein by reference.