2/22/18

If a tenant gets utilities cut off, how long do you give them to reconnect and if they fail to do so, what type of termination notice do you give?

Based on policy, tenants get utilities cut off, a 30 day notice for termination is given to tenant.

We send a letter saying to provide us a receipt of payment; if no receipt we send a 3 day termination for Health and Safety

48 hours to turn on and pay the usage charges (CSA). 30 day vacate.

We generally give 24 hours but will work with them considering the circumstances if the need a couple extra days since this is generally faster than filing eviction.

Tenants will receive a 72 hour notice when utilities are disconnected, must bring in receipts for payment/verification that utilities are turned back on, on or before that time has expired.

We give them 48 hours; if not they will have a notice to vacate.

24 hour notice to submit a paid receipt.  If none, termination the end of the following month notice with right to appeal.  (we have HCV only)

Contact them and tell them they have to provide proof of the utilities being on. ( haven’t had to do anything as usually they are in the process of getting them back on when we discover it)

We were doing 3 days but may have to change that.

Provide with a health and safety lease violation with a 3 day notice to vacate. Notice of lease violation due to failure to maintain utilities.  You have 72 hours from utility cut off to have utilities reconnected. No utilities is a health and safety violation. Failure to restore utilities in 72 hours will result in eviction. Please consider this a notice to vacate should you not restore your utility service within the allotted time. Continued violations of lease will result in eviction.

24 hours to connect the service and a three day health and safety if they fail to do so

I give the residents 1 day to get utilities back on and write a lease violation notice. Each day they don't have utilities is a lease violation...3 violations is termination.

From our ACOP – “Failure to maintain utility service for more than 24 hours shall be considered a serious violation and shall be grounds for termination of lease”.

Three days

Tenant has 7 days to get utilities back on. If they are not back on within 7 days or if disconnection of either utility occurs a second time within a 12 month period, we terminate for lease violation of "failure to maintain continuous utility service."

We generally give a family 24 hours to have the utilities turned back on or we will send them a 30 day termination notice (30 days for the landlord)

Usually when utilities get cut off it's either the tenant moving out voluntarily or lease termination in force. If it's neither one, we send letter that having electricity cut off constitutes a substandard unit and their attention is needed and in that case, tenant usually goes right away to city hall and pays bill.

5 days to cure, 3 day health and safety proposal to terminate, demand for possession

We have a 24 hour reconnection policy.  If proof or reconnection not provided, could be grounds for termination

We consider this to be a life threatening condition that must be corrected within 24 hours. If not then we terminate assistance at the end of the 24 hour notice.

We give the tenants five days to have utilities turned back on.  We send out notice to vacate if the utilities are not turned on by the scheduled time.

They have 3 calendar days to get utilities back on. It is considered a health & safety violations so we can go to court in 3 more days.

We have a hard time getting the utility providers to notify us when utilities are turned off. But if we find out that utilities are disconnected, the tenant has 3 days to get utilities restored. If they do not, we give a 30-day notice to vacate.

When we get notice from the utility company a three day notice is sent out and the tenant has to have it back on by the third day or we begin the eviction procedure.

Once the HA becomes aware that the utilities have been disconnected, we issue a termination of lease.  The resident has 14 days to get in compliance.

We give them 5 days typically. Never has ended up with a termination, but we would use the 30 days if it got to that point.

We give the resident(s) 24 hours to reconnect their utility/utilities. We provide them with a hand delivered and mailed notice to reconnect services. The Pharr Housing Authority hasn’t had any lease termination regarding this matter. The family usually reconnects and provides receipt to the Pharr Housing Authority of reconnection of utility/utilities within the 24 hour period.

72 hours

5 days

3 day notice. File immediately under emergency/health concerns

We give a 3 day notice to get turned back on and then if not, a termination notice is given with a 3 day notice to vacate due to health and safety issue.  If the resident contacts me and communicates a hardship, I will usually work with them some.

Send out 24 hour notice letter and also post on the door, make phone call and email the participant .  Every effort is made to notify he participant, if no response an EOP letter is sent out.  Section 8 only.

We give the resident 3 days to turn the utilities back on.  We have a standing agreement with the local utility companies to turn the utilities back into our name.  So, once the utility bill for our portion is received for the days the tenant did not pay, we bill them for our portion.

3 days and they must bring documentation from the electric provider that any charges have been paid and service has been restored.

 24 hours

NA- UT IN PHA NAME-WE DO EXCESS BILLING ON ELECTRIC ONLY

Attached is the notice we give as soon as we know the utility is off. We usually give them ten working days to request the hearing or provide documentation that the utility is connected.