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When you have an elderly resident no longer able to take care of himself/herself and Adult Protective Services and the children have been called and no action has been taken, what do you/would you do?

I would keep going up the chain, and if needed, I would reach out to a lawyer – I know who could guide me through the competency process. But before any of that, I would talk to the person and see if they would willingly go to a nursing home, and this would not just be one conversation but several understanding that is a very difficult decision.

Keep in contact with Adult services. Keep giving additional reports. Written contact with family stating each issue reported and that they are ultimately responsible for the elderly resident. Eventually someone will step forward to take care of the resident. When residents call that are concerned about the elderly resident, I inform them to contact law enforcement. The more organizations and persons contacted about the welfare of the elderly resident the better. Document all contacts.

We try to get a hold of our local Center for Independent Living and see if they can intervene or have any resources to help.

I would contact Adult Protective Services and If the worker doesn't help would request to speak to their supervisor or Program Director. Also you could contact the DADS 1-888-337-6377 or 1-800-677-1116 There should also be an Ombudsman that could help. I know that they have them for Nursing Homes and Assisted Living but I think they also help in the community. The Office of the Ombudsman works independently as an intermediary to provide individuals with a confidential avenue to address complaints and resolve issues at the lowest possible level. The Office proposes policy and procedural changes when systemic issues are identified. I had this situation and had trouble with APS and told them if I didn't get assistance then I was going to my state representative office and finally got some action taken.

We try every resource we can to include seeing if their doctor can get them in a nursing home but if every avenue fails, we have to evict. At some point they are not only a danger to themselves but also their neighbors. We offer apartments not assisted living. Sometimes this is what it takes to get the children involved.

I have had success with APS. I am not sure how to handle that one. Not knowing the whole story it might come to a termination then letting the children and APS know that due to lease violations this person will be removed. Seems harsh but that is an option hoping the family and APS would step in.

We have found it is very difficult and HA is limited to what they can do legally. If Adult Protective Services finds the resident has no mental or physical issues, has food in the house, house is in good condition, etc. they Do Not Remove Them (usually residents make perfect

sense when they come to apartment and do not see issues HA sees on a daily basis). We have called APS several times on a resident and resident refused their assistance so they couldn't do anything. If the children Do Not Want to move the resident you are usually stuck also. The only time we have had to remove a tenant was when they had been threatening others and we had police records showing how many times they had been called to handle situations. May have to go through the court system. It isn't easy if APS or family does not help.

Have had to terminate some elderly residents for lease violations, such as disturbing other residents, endangering other residents, etc. Their children will usually THEN step in before actual eviction occurs. Have never had to go to court to file eviction on these, but I would if the situation warranted it. You have to protect the rights of your other residents, even though you hate doing it.

This is a tough one. As much as I try to avoid lease terminations, sometimes it's necessary if all avenues have been exhausted. If no agency or family will help, issue lease termination--that may get their attention and hopefully the resident gets the care to continue to live in public housing or skilled nursing if living independently is no longer a viable option.

We try to go along as much as possible. Unfortunately, if it's a matter of rent or housekeeping, we have to do our jobs. I'm just glad that only comes along now and then.

Does the elderly that cannot care himself/herself have a provider, if so you might be able to reach out to the home health agency. The home health agency can reach out to the family to advice them what would be in the best interest for their love one and they will help with the out reach for assistant living. And if that does not work, you might want to call the police and make a report, some times the police department can help out and they will reach out to the family and also start the eviction process due to individual cannot no longer care for himself/herself and reference to your policy.

If resident cannot comply with the lease requirements, housekeeping, payment of rent, etc., issue lease violations, have a meeting with the resident, and finally terminate the lease if all other remedies have been exhausted.

Usually if Adult Protective Services steps in it is because the children don't and they usually go through probate court to appoint a guardian. I have had this happen here several times. If the elderly person is still in the unit and children and the APS doesn't step in there is not much you can do. Sooner or later (hopefully sooner) the EMT's will step in and/ or the Fire Department will usually get tired of coming out to take care of them and they and get things done quicker.

We have had to do this several times in the past, unfortunately. Once the children realize we are serious about the eviction, that usually motivates them to get involved because they don't want Mom or Dad coming to live with them.

I got in touch with her doctor's office. He sent some of staff out to convince her to go to the nursing home, where they let her bring her cat.

We start eviction.

We have had some luck with the Constables office stepping in and convincing the family that it is time for a change.

We continue to try and reach someone, fortunately we have succeeded. Heartfelt to all in that situation. I have had this situation happen a couple of times and all you can do is continue to call APS and the emergency contact over and over. Our hands feel like they are tied due to the limited amount of action we can take.

Let the family and APS know that the PHA has determined that the resident is no longer able to uphold a lease and threaten with eviction. Usually that has gotten a response from APS. Usually send a 3 day Health & Safety lease termination letter to let them know we are serious. Kind of harsh but has worked in the past.

Interesting question and I look forward to the responses. In our case, it depends if they have committed a violation. If they can no longer care for their unit, they are usually in HQS violation. We begin the process by issuing a violation. After no response, we issue termination...then suddenly the family wants to be involved.

Refer to adult protective services

If the issue has resulted in a violation of the lease & puts the Resident, neighbors or property at risk, then we confer with our attorney to see if there are any other legal resources short of eviction. Then have had to proceed with the eviction process. Once we filed for the eviction, then Adult Protective services or the family has gotten involved & found a place for them in assisted living care. Normally the families or Sponsor have helped place them in a new assisted living care once we say "eviction".

It's sad, but usually we end up doing lease violations for health and safety and evicting if necessary.

Our local law enforcement got involved to assist with APS, as well as the tenant's family.

We try to inform their doctor of any concerns. Their Dr. can then help with home health or nursing home placement. In my experience, APS is pretty much worthless.

