

Louisiana Emergency Rental Assistance Program

Owner's Breach of Rental Assistance Contract (RAC)

Tenant Based Component

Any of the following actions by the owner (including a principal or other interested part) is a breach of the Emergency Rental Assistance Payment contract by the owner:

1. If the owner has violated any obligation under the RAC contract, including the owner's obligation to maintain the unit in accordance with the HQS.
2. If the owner has violated any obligation under any other housing assistance payments contract under Section 8
3. If the owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program
4. If the owner has engaged in any drug related criminal activity or any violent criminal activity
5. Family payment to the owner:
 - a. The owner may not charge or accept, from the family or from any source, any payment for rent of the unit in addition to the rent agreed by the LHC and owner.
 - b. The owner must immediately return any excess rent payment to the Tenant.

Acceptable Remedies for Owner's Breach of Contract:

The Louisiana Housing Corporation right and remedies for owner breach of the RAC contract include recovery of overpayments, suspension of housing assistance payments, abatement of other reduction of housing assistance payments, termination of housing assistance payment, and termination of the RAC contract.

The Louisiana Housing Corporation may seek and obtain additional relief by judicial order or action, including specific performance, other injunctive relief or order for damages.

Owner Signature: _____

Date: _____