

► ***HUD's Model Lease Includes Drug-Free Language***

HUD's lease includes the following language permitting the owner to terminate a resident's lease for drug-related activity and criminal activity by the resident, a household member, or guest.

**DRUG-RELATED ACTIVITY AND CRIMINAL ACTIVITY**

The LANDLORD may terminate this Agreement for the following reasons:

- ◆ Drug-related criminal activity engaged in, on, or near the premises, by any TENANT, household member, or guest, and any such activity engaged in on the premises by any other person under the TENANT'S control;
- ◆ Determination made by the LANDLORD that a household member is illegally using a drug;
- ◆ Determination made by the LANDLORD that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- ◆ Criminal activity by a TENANT, any member of the TENANT'S household, a guest or another person under the TENANT'S control:
  - (a) that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff residing on the premises); or
  - (b) that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises;
- ◆ Determination made by the LANDLORD that a household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents;
- ◆ If the LANDLORD determines that the TENANT, any member of the TENANT'S household, a guest or another person under the TENANT'S control has engaged in criminal activity, regardless of whether the TENANT, any member of the TENANT'S household, a guest or another person under the TENANT'S control has been arrested or convicted for such activity.