

Springfield Housing Authority LANDLORD LEARNING LAB



Understanding Lease vs. HAP Violations

As a Section 8 landlord, you work with two **separate** agreements:

- **Your Lease with the tenant**
- **Your HAP Contract with the Housing Authority**

Each covers different responsibilities. Knowing the difference helps protect your property and your participation in the program.

Lease Violations

(Landlord ↔ Tenant • Illinois Law)

Lease violations involve the private lease agreement. These must be handled through the Illinois eviction process, not through the Housing Authority.

Examples

- Nonpayment of rent
- Unauthorized occupants or guests
- Unauthorized pets
- Property damage
- Nuisance or disruptive behavior

Key Point

Lease violations are enforced by the landlord through the court, not by the Housing Authority.

HAP Contract Violations

(Landlord ↔ Housing Authority • HUD Rules)

HAP violations involve your federal contract with the Housing Authority. These affect HAP payments, not the tenant's lease.

Examples

- NSPIRE failures (e.g., leaks, mold, missing smoke/CO detectors)
- Uncorrected inspection items
- Side payments
- Refusing or delaying inspections
- Rent reasonableness violations

Key Point

HAP violations are enforced by the Housing Authority and may result in abatement or termination of payments.

We enforce the HAP. You enforce the lease. Understanding the difference keeps your unit compliant and your participation successful.

