

**5755 DWELLING LEASE: LEASE PROVISIONS**

5755.1 Each Dwelling Lease shall be administered in accordance with the provisions stipulated, and kept current at all times.

5755.2 Required Information. Each family admitted for occupancy in RAD Covered Project shall enter into a written dwelling lease with the Project Owner prior to occupancy of the leased premises. The lease must specify the following:

- (a) The names of the Project Owner and the tenant;
- (b) The unit rented (address, apartment number, if any, and any other information needed to identify the leased contract unit);
- (c) The term of the lease (initial term and any provision for renewal);
- (d) The amount of the Tenant Rent to the Project Owner. The rent to the Project Owner is subject to change during the term of the lease in accordance with HUD requirement;
- (e) A statement that the Project Owner may charge the tenant a late fee of up to 5% of the amount due of any amount of unpaid rent due by the tenant;
- (f) A specification of what services, maintenance, equipment, and utilities are to be provided by the Project Owner;
- (g) The composition of the household as approved by the Project Owner (family members and any DCHA-approved live-in aide). The family must promptly inform the Project Owner of the birth, adoption, or court-awarded custody of a child. The family must request Project Owner approval to add any other family member as an occupant of the unit; and
- (h) HUD's regulations in 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking) apply.

5755.3 Term of Lease and Renewal.

- (a) The initial lease term must be for at least twelve (12) months.
- (b) The lease must provide for automatic renewal after the initial term of the lease. The lease may provide either:
  - (1) For automatic renewal for successive definite terms (*e.g.*, month-to-month or year-to-year); or
  - (2) For automatic indefinite extension of the lease term.

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- (c) The term of the lease terminates if any of the following occurs:
  - (1) The Project Owner terminates the lease for good cause;
  - (2) The tenant terminates the lease;
  - (3) The Project Owner and the tenant agree to terminate the lease;
  - (4) DCHA terminates assistance for the family.

SOURCE: Final Rulemaking at 64 DCR 12956 (December 22, 2017); as amended by Final Rulemaking published at 66 DCR 6831 (June 7, 2019).