

# Affordable Housing Landlord FAQ

## What Happens if a Tenant Damages Your Rental Property?

Affordable housing tenants are just as liable for any damage they cause to your property as any other tenant. As a landlord, you still have the right to evict them if they are causing unacceptable damage to your property.

Studies show that Section 8 tenants are no more likely to damage a rental unit than any other tenant.

Affordable housing agencies & programs can help avoid and recoup property damage:

- Affordable housing agencies help maintain quality landlord-tenant communication. They can even function as the middle-man for landlord-tenant communication if requested by either party.
- Some programs offer security deposits up to 1.5x the monthly rent to protect against potential damage costs.
- Agencies still pay their agreed-upon rent portion during the eviction process.
- Some affordable housing programs offer financial incentives that can help recoup damage costs.



Any affordable housing tenant that is evicted for damaging their rental property may be terminated from the program. This is a strong incentive for program participants to be responsible tenants.

Just like any tenant, landlords have the right to complete a background screening on potential affordable housing tenants.

If you're interested in signing up for or learning more about the affordable housing programs available in the region, call one of the agencies listed below:

- [Housing Services Mid-Michigan](#): (517) 541-1180
- [MSHDA](#): (844) 756-4423
- [Lansing/Eaton County VA Homeless Program](#): (269) 966-5600 ext. 37878
  - HUD/VASH Case Manager: Tyler Langoni 269-873-2243  
[tyler.langoni@va.gov](mailto:tyler.langoni@va.gov)
- [Battle Creek VA Homeless Program](#): (269) 966-5600 ext. 36333
- [SIREN/Eaton Shelter](#): (517) 543-0748
- [Potterville Housing Commission](#): (517) 349-1643
- [Lansing Housing Commission](#): (517) 487-6550



This product was developed by the **Landlord Engagement Action Team** within Eaton County Human Services Collaborative Council. If you are interested in learning more about this project, please contact [HSCC.Eaton@gmail.com](mailto:HSCC.Eaton@gmail.com).