

HOUSING AUTHORITY OF THE COUNTY OF WAYNE, ILLINOIS

FAIRFIELD HI-RISE

COMMISSIONERS:

Dixie Locke, Chairman
Tim McBride, Vice Chairman
Doyle Hucker, Secretary

303 North First Street

Fairfield, Illinois 62837

Phone (618) 842-9008

EXECUTIVE DIRECTOR
Kim Musgrave

30-DAY NOTICE OF LEASE TERMINATION

NOTICE IS HEREBY GIVEN to Tenant(s), [REDACTED] all unknown occupants and members of the household under lease dated **December 1** [REDACTED] premises now occupied by you, being commonly known as [REDACTED] **Fairfield, Illinois**, is hereby demanded on or before **Thirty (30) Days Following Service of this Notice**, for your breach of certain provisions of the said lease between said Tenant and the HOUSING AUTHORITY OF THE COUNTY OF WAYNE, ILLINOIS.

REASON FOR TERMINATION: Pursuant to the Section 9 Parts, (k) conduct himself/herself and cause other persons who are on the premises with his/her consent to conduct themselves in a manner which will not disturb his neighbors' peaceful enjoyment of their accommodations and will be conducive to maintaining the development in a decent, safe, sanitary condition; (l) refrain from illegal or other activity which impairs the physical or social environment of the development; Section 21 The tenant, any member of the tenant's household, or a guest or other person under the tenant's control, shall not engage in criminal activity, including drug-related criminal activity, on or near the Housing Authority's premises, while the tenant is a tenant in public housing, and such criminal activity shall be cause for termination of tenancy.

Pursuant to the Section 2; The term "Required Payments" shall include (a) the amount fixed as rent for use and occupancy of the premises; and/or Section 9; (f) keep the premises and such other areas as may be assigned to him for his exclusive uses in a clean and safe condition; (g) dispose of all ashes, garbage, rubbish and other waste from the premises in a sanitary and safe manner;

Tenant breached the Public Housing Lease for the following actions:

[REDACTED] was viewed hanging disturbing notes on [REDACTED] door. She has made a police report and obtained a Stalking No Contact Order.

[REDACTED] was arrested for stealing items off of [REDACTED] door.

[REDACTED] makes threatening and intimidating comments to residents and staff.

Non-payment of rent. Account Balance as of 4-16-2026 is \$342.00. His last payment was made March 10, 2026. His actual income-based rent is \$322.00 per month.

YOU ARE HEREBY NOTIFIED TO QUIT AND DELIVER UP POSSESSION OF SAME TO THE HOUSING AUTHORITY and that your **FAILURE TO VACATE** the premises on or before **Thirty (30) Days Following Service of this Notice**, will result in legal action being taken against you by the HOUSING AUTHORITY.

NOTICE TO TENANT: You have a right to request a hearing in accordance with the WCHA Grievance Policy. ANY DEMAND FOR SUCH GRIEVANCE HEARING SHALL BE MADE IN A TIMELY MANNER, BUT NOT LATER THAN TEN DAYS AFTER RECEIVING THIS NOTICE.

The Housing Authority does not have to grant a grievance hearing and may exclude from its administrative grievance procedure any grievance concerning an eviction or termination of tenancy, which is based upon drug-related criminal activity. (Drug Addendum to the Dwelling Lease).

Your lease may only be terminated by judicial action at which time you may bring a defense in Court.

HOUSING AUTHORITY OF THE CO. OF WAYNE, IL

By: Kim Muzane

Date of Notice: April 16, 2026

AFFIDAVIT OF SERVICE

The above signed, being duly sworn on oath, deposes and says that on the 16th day of April, 2026, he/she served the attached Notice of Lease Termination on the individual(s) named therein, as follows:

- (1) PERSONAL - by delivering a copy thereof to _____
- (2) _____ ing a copy thereof to _____
- (3) CERTIFIED MAIL - by sending a copy thereof to said tenant by certified mail with request for return of receipt from the address registered
- (4) POSTING a copy thereof on the main door of the within described premises, no one being in actual possession thereof.

16th day of April, 2026 DeLanna McDuffee
Notary

