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** [redacted] premises now occupied by you, being commonly known [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 AUTHORTY 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. The theft occurred on April 12, 2026

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

Non-payment of rent. Account Balance as of 7-8-2026 is $1,428.00. His last payment was made March 10, 2026. His actual income-based rent is $322.00 per month.

YOU ARE HEREBY NOTFIED 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 criminal activity that threatens the health, safety or right to peaceful enjoyment of others, any violent or drug-related criminal activity and any criminal activity that results in a felony conviction. (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 Munzane

Date of Notice: July 8, 2026

AFFIDAVIT OF SERVICE

The above signed, being duly sworn on oath, deposes and says that on the 8th day of July, 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 [redacted]

(2) SUBSTITUTE - by delivering 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.

8th day of July, 2026 DeLanna McDuffee Notary

DELANNA MCDUFFEE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
November 09, 2026

Housing Authority of the County of Wayne, Illinois

303 North First St : Fairfield, IL 62837

Resident Ledger from 03/01/2026 to 07/08/2026

For Resident [redacted]

[redacted]

AMP: Amp 1 (IL088000001)
Development: Fairfield Hi-Rise (IL088001)
Move In Date: 12/12/2024
Move Out Date:

Other Credits:	$0.00
Write Off Balance:	$0.00
Current Rent:	$312.00
Security Deposit Charged:	$100.00
Security Deposit Paid:	$100.00
Security Deposit Interest:	$0.00
Other Deposits Charged:	$0.00
Other Deposits Paid:	$0.00

Transaction Detail

Beginning Balance: **$689.00**

Tran Date	AR Code	Tran Description	Payment	Charge	Balance	Function Type
03/10/2026	Returned Check Charge	Pmt Rec.#129911 - NSF Check Fee - Check N	25.00	0.00	664.00	Receipt
03/10/2026	Dwelling Rental	Pmt Rec.#129911 - 02/01/2026 Dwelling Rent	312.00	0.00	352.00	Receipt
03/10/2026	Air-Conditioning	Pmt Rec.#129911 - 02/01/2026 Rec Chrg - Ai	10.00	0.00	342.00	Receipt
03/10/2026	Late Fees	Pmt Rec.#129911 - Late Fee Charge phase "5t	20.00	0.00	322.00	Receipt
03/10/2026	Dwelling Rental	Pmt Rec.#129911 - 03/01/2026 Dwelling Rent	312.00	0.00	10.00	Receipt
03/10/2026	Air-Conditioning	Pmt Rec.#129911 - 03/01/2026 Rec Chrg - Ai	10.00	0.00	0.00	Receipt
03/24/2026	Dwelling Rental	04/01/2026 Dwelling Rental	0.00	312.00	312.00	Charge
03/24/2026	Air-Conditioning	04/01/2026 Rec Chrg - Air-Conditioning	0.00	10.00	322.00	Charge
04/07/2026	Late Fees	Late Fee Charge phase "5th Day Late Fee"	0.00	20.00	342.00	Charge
04/22/2026	Legal Fees	Legal Fees (Serve Papers)	0.00	60.00	402.00	Charge
04/27/2026	Dwelling Rental	05/01/2026 Dwelling Rental	0.00	312.00	714.00	Charge
04/27/2026	Air-Conditioning	05/01/2026 Rec Chrg - Air-Conditioning	0.00	10.00	724.00	Charge
05/06/2026	Late Fees	Late Fee Charge phase "5th Day Late Fee"	0.00	20.00	744.00	Charge
05/27/2026	Dwelling Rental	06/01/2026 Dwelling Rental	0.00	312.00	1,056.00	Charge
05/27/2026	Air-Conditioning	06/01/2026 Rec Chrg - Air-Conditioning	0.00	10.00	1,066.00	Charge
06/08/2026	Late Fees	Late Fee Charge phase "5th Day Late Fee"	0.00	20.00	1,086.00	Charge
06/25/2026	Dwelling Rental	07/01/2026 Dwelling Rental	0.00	312.00	1,398.00	Charge
06/25/2026	Air-Conditioning	07/01/2026 Rec Chrg - Air-Conditioning	0.00	10.00	1,408.00	Charge
07/07/2026	Late Fees	Late Fee Charge phase "5th Day Late Fee"	0.00	20.00	1,428.00	Charge
			$689.00	**$1,428.00**		

Ending Balance: **$1,428.00**

No Repayment Agreements on record for this Resident

End of Report