

# **Middleborough Housing Authority**

## **GUEST POLICY AND PROCEDURE**

It is the policy of the Middleborough Housing Authority (MHA) that, pursuant to 760 CMR 6.00 (Lease Provisions/Occupancy Standards), with regards to guests, all tenants are obligated to the following:

- Tenant and other household members may have guests provided that Tenant shall be responsible for the conduct of any guest while in the leased premises or on MHA property and shall take reasonable steps to supervise the conduct of any guest, including a guest of a household member.
- No resident may have more than all guests stay a combined total of twenty-one (21) days in any twelve (12) month period without MHA's written approval of a temporary extension of the guest's stay. Twenty-one (21) nights shall also be considered as twenty-one (21) days if the guest(s) sleep during the day.
- Each guest will be counted individually (i.e. if you have 3 guests stay 7 days that would equal 21 guest visits.)
- Tenant shall not accept any compensation from an overnight guest for his or her stay in the leased premises.
- If notwithstanding adequate supervision, a guest behaves in a manner which violates any of Tenant's Obligations set out in the lease, among its remedies MHA may require that Tenant take steps to insure that the individual involved shall not be a guest of Tenant or of any household member again in the future. All residents who have a complaint regarding another resident's guest(s) should report said complaint to the MHA office IN WRITING. If said complaint involves a threat to health, safety, or disruption of peaceful enjoyment, residents should contact the local police immediately.
- If a guest damages or destroys MHA property, among its remedies MHA may require that the Tenant shall pay the cost of repair or replacement.
- Tenant shall notify MHA of the length of the stay of an overnight guest within a reasonable time following a guest's stay. Reasonable time is defined as 48 hours.

This policy is put into effect and is incorporated into your lease, per Section IX(Q) and Section XIX.

Approved: April 15, 2015  
Reviewed: March 19, 2025