Cabell-Huntington Unity Apts.

601 Sixth Street

Huntington, WV 25701

304-522-8400

Cross Lanes Unity Apts.

101 Unity Lane

Cross Lanes, WV 25313

304-776-8474

Fayette Hills Unity Apts.

300 High Street South

Oak Hill, WV 25901

304-465-8240

Highview Unity Apts.

701 Garvin Avenue

Charleston, WV 25302

304-346-2162

Lincoln Unity Apts.

7 Lincoln Plaza, Apt 9

Branchland, WV 25506

304-824-3717

Marion Unity Apts.

401 Quincy Street

Fairmont, WV 26554

304-366-2816

Renaissance Village Apts.

9 Wyoming Street

Welch, WV 24801

304-436-2044

Romney Unity Apts.

Beth Place Apts.

240 Fairfax Street

Romney, WV 26757

304-822-7985

South Charleston Unity Apts.

4718 Kanawha Avenue, SW

South Charleston, WV 25309

304-766-2464

South Parkersburg Unity Plaza

2600 Unity Place

Parkersburg, WV 26101

304-424-7323

Thomas Patrick Maroney Unity Apts.

1004 John Norman Street

Charleston, WV 25301

304-341-0405

Unity Court Apts.

2604 Unity Place

Parkersburg, WV 26101

304-424-7323

Unity House Apts.

3180 Collins Ferry Road,

Morgantown, WV 26505

304-598-8665

Wellsburg Pleasant Apts.

2702 Commerce Street

Wellsburg, WV 26070

304-737-3707

West Hamlin Unity Place

22 Unity Place

Branchland, WV 25506

304-824-3717

August 25, 2023

 Mailed First Class & Hand Delivered

Mrs. Claud Karr

Unity House Apartments

3180 Collins Ferry Rd. Apt 405

Morgantown, WV 26505

Dear Mrs. Karr:

 In accordance to your Lease with Unity House Apartments, this is official notice that the owner proposes to terminate your lease for material noncompliance.

 **You are in violation of the Lease:**

* Paragraph 8 (d) one or more substantial violations or repeated minor

violations.

* Paragraph 13 (e) to enter the premises for the purpose of making

reasonable inspections.

* Paragraph 25 (c) Attachment No. 3 – House Rules.

**You are also in violation of the House Rules:**

* Section III, Paragraph 6a Extermination is done on a monthly basis and a notice is posted in the monthly Calendar of Events. The exterminator and Management will enter every apartment to inspect and treat.
* Section III, Paragraph 9 Noise – Residents are required to keep all noise levels at a volume that does not interfere with other residents’ rights to the quiet enjoyment of the premises.
* Section VII, Paragraph 2 Conduct – It is the resident’s responsibility to obey the rules and conduct himself/herself in a mature, adult and socially acceptable manner.
* Section VII, Paragraph 4b Verbal assault of the Manager, staff, another resident or any other person.
* Section VII, Paragraph 6, 14 Physically assaulting the Manager, staff, another resident or any other person on the premises of HRDE-managed properties.
* Section VII, Paragraph 10a Any resident caught smoking or letting a household member or guest smoke inside of any HRDE Managed Property will be given a 30-day notice of termination of his/her lease.

On August 16th, I was alerted by a resident’s complaint that you were loudly cussing and throwing a fit in the laundry room. I tried to deescalate, but to no avail. I left the laundry room after giving you a verbal warning to stop the lewd behavior. You then slammed the washing machine door hard enough that I heard it from my office. I could hear you continuing to cuss and rant loudly. At that time, I told you I was writing you up for “interfering with other resident’s right to a quiet enjoyable premises”. You cussed me and threatened bodily harm.

On several occasions, you stated that you wanted to “kick my ass”. This behavior continued throughout the evening. Several times you lunged at me, once grabbing my arm out of anger.

You also verbally assaulted your neighbor with racist and misogynistic rants that went on for over an hour. You repeatedly called your black neighbor the N-word accompanied with harassing taunts loudly yelling through the walls of your apartment. In the hallway, I once again tried to deescalate, and you repeated the phrase, N-word Loving B\*\*\*\* in front of your neighbor with her family and a five-year-old child present. Officers from the Morgantown Police Department have come to the building twice to talk to you.

A previous written warning was given when you on June 9, 2023, when you entered my office enraged after I accompanied the exterminator for our routine monthly apartment inspection. You stated that I had no right to enter your apartment and the next time I do, you would “kick my ass”. You started pounding your fist on my desk. I immediately called my supervisor. After my supervisor, Tina Buchanan, got nowhere with you, you started yelling at the residents who had gathered outside in the hall.

Additionally, you have an ashtray on your coffee table in your apartment and there is cigarette ash piled up on the floor next to your toilet.

**You are required to have your belongings removed from apartment 106 by Sept 25, 2023.**

By HUD regulations, we are required to inform you that you have ten days to discuss this with your Landlord. If you are a person with a disability, you may inform us of this fact and may request us to make a reasonable accommodation in order for you to participate in the informal hearing process. If it is necessary to enforce this termination by bringing a judicial action, you may present a defense at that time.

Very truly yours,

Dennis Courtney

Resident Manager

cc: Tenant File

To obtain information regarding your rights under the Violence Against Women Act (VAWA) please visit https://portal.hud.gov/hudportal/HUD?src=/program\_offices/administration/hudclips/forms/hud5a