

Virgin Islands Housing Authority

St. Thomas

4402 Annas Retreat #200
St. Thomas, VI 00802-1737
Telephone: 340-777-8442
Fax: 340-775-0832
TDD Line: 340-777-7725
Website: www.vihousing.org



St. Croix

RR 2 Box 9299
Kingshill, VI 00850-9719
Telephone: 340-778-8442
Fax: 340-773-3054
TDD Line: 340-778-5245
Email: exec@vihousing.org

May 26, 2017

Ramon Delgado Fonseca
B 13 Ap 74 Est Whim Proj
Fsted St Croix VI 00840

Dear Ramon Delgado Fonseca:

(30) Day Notice of Termination

I write to inform you that the VIRGIN ISLANDS HOUSING AUTHORITY have initiated legal action for your eviction based on violation of your Tenant Lease Agreement.

Violation of your lease agreement can be found in the **VIHA Dwelling Lease in Part 2 Section 10 Tenant's Obligations, sub-section z, Paragraph aa located on page 13** which states:

Tenant's, their family or household members, guests, and other persons under the control of the Tenant are obligated:

aa. To keep dogs, cats, or other common household animals on the premises, only in accordance with VIHA's Pet Policy. The Pet Policy requires VIHA's prior written consent and approval of a pet, which will become part of this Lease. No consent shall be given to animals classified as dangerous or other exotic animals, including reptiles, rodents, and insects, arachnids, wild or feral animals, pot-bellied pigs, animals used for commercial breeding, or other animals that are not household pets. No consent shall be given to farm animals including chickens, roosters, horses, and goats. All other local laws regarding curbing rules, anti-cruelty laws, animal control, and animal health shall be applicable to pet ownership by any Tenant. Pets that demonstrate aggressive behavior to VIHA staff and/or other tenant(s) must be removed from the premises, or the household's lease will be terminated. Generally, persons with disabilities who have assistive animals are exempt from all provisions of the Pet Policy except those provisions related to pet health, hygiene, and behavior. **Violations of the Pet Policy may result in lease termination. Assistive animals verified to be needed by persons with disabilities are not considered pets.**

Your specific violation is feeding 2 feral or wild dogs that strayed onto the Wilford Pedro Homes public housing community grounds. The big brown dog that follows you everywhere has attacked VIHA staff, other elderly and disable residents walking by, and you continue to feed the dog.

- Equal Opportunity Employer & Housing Provider -



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You are therefore informed that the VIHA will terminate your Dwelling Lease (30) days from today's date or by 5:00pm June 25, 2017, for VIHA Dwelling Lease in Part 2 Section 10 Tenant's Obligations, sub-section z, Paragraph aa located on page 13. Compliance in this matter is mandatory and failure to comply will result in Termination of your tenancy.

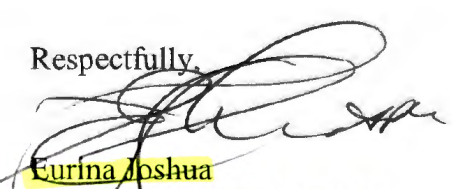
Notice of Grievance Rights

You are further informed that you have the right to grieve or contest this decision. Any grievance will be officially recognized if it meets the following criteria:

- 1.) It must be in writing
- 2.) It must be delivered in person at the Community Management Office
- 3.) It must be submitted one week after date of Notice of Termination.
or by 5:00pm June 2, 2017.
- 4.) It must state the action upon which the grievance is based.
- 5.) It must state the action you desire the VIHA to take.

If there are question and/or concerns, I may be contacted at (340)772-2320.

Respectfully,


Eurina Joshua
Assistant Property Manager

C: Tenant File

Received by _____

Date _____

Proof of Service

I the undersigned, being at least eighteen years of age, declare under penalty of perjury that I served the thirty (30) Day Notice of termination, of which this is a true copy, on the above-named tenant in the manner indicated on May 26, 2017

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- ☐ I personally delivered a copy of the notice to tenant
- ☐ The tenant was not at home, I placed the notice under the door
- ☐ I mailed a true copy of the notice to the tenant by certified mail.

Executed on _____

by: _____

