



# GHURA

Guam Housing and Urban Renewal Authority  
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January 13, 2025

## NOTICE TO RESIDENT

### 30-DAY TERMINATION NOTICE FOR NONPAYMENT OF RENT

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Nathanael P. Sanchez**  
Vice Chairman

**Anisia S. Delia**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Victor R. Torres**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

**Rent is due on or before the FIRST day of each Month and shall be considered delinquent after the 5<sup>th</sup> day of the month.**

*A late fee charge of \$30 is applied to any rent paid after the 5<sup>th</sup> of the month, unless the 5<sup>th</sup> falls on a weekend or holiday, then as of the close of business on the next full business day.*

This notice is a change in policy in regards to lease termination due to a tenant's failure to pay rent. The 30-day notice rule is intended to give residents more time to catch up on rent, and to make the eviction process less costly and time-consuming.

Notices of lease termination will be in writing and will include the following:

- Specific grounds for termination,
- Date the termination will take place,
- Resident's right to reply to the termination notice, and
- Resident's right to examine the documents directly relevant to the termination or eviction.

Additional information will be provided in the notice, as follows:

- Instructions on how the resident can cure the nonpayment of rent violation,
- An itemized list of the amount by month owed by the Resident
- Any arrears, such as late fees or tenant damages, separated by month,
- The date by which the Resident must pay the amount of the rent owed before an eviction nonpayment of rent can be filed.
- Information on how the tenant may recertify their income, request a minimum rent hardship exemption, or a request to switch from flat rent to income-based rent; and in the event of a Presidential declaration of a national emergency.
- Information on how the family may request a reasonable accommodation for persons with disabilities; contact information for GHURA's 504 Coordinator will be included.
- Right to request for a hearing in accordance with GHURA's grievance procedure.



**Process:**

- GHURA will issue the 30-day termination notice **the day after the rent is due**, according to the lease.
- If you receive the Notice, you must contact your Property Site Manager, Resident Relations Specialist, or Housing Specialist to discuss your options:
  - Pay the rent before the deadline,
  - Negotiate a payment plan or extension,
  - Get an agreement in writing.
- GHURA will not proceed to file an eviction notice with the court if the Resident pays the **alleged amount of rent owed** within the 30-day notification period.

**PROPERTY SITE MANAGER**