Recognize Housing Discrimination

The landlord or owner may not perform any of the following actions:

• Require that all tenants be capable of "independent living."
• Ask about drug-using habits.
• Prevent tenants from having a guide dog or any other kind of aid animal that is needed because of a disability.
• Inquire into the nature or severity of a disability.
• Demand rent by the 1st of the month although disability checks comes later in the month.
• Demand an additional security deposit because of a disability.
• Deny access to recreation facilities, parking privileges or other privileges and services available to other residents.

If you suspect you have been discriminated against, contact FHRC at 440-392-0147

"YOU HAVE A RIGHT TO HOUSING FREE FROM DISCRIMINATION"
Sex • Disability • Familial Status
Race • Color • Religion
National Origin or Ancestry • Military Status

If you feel you've been discriminated against in housing, make sure you take these steps:
• Keep a record of the names, dates, addresses, phone numbers and other important information which can assist in the investigation of your complaint.
• Don't forget to be as specific as possible about the incident. Get the names and addresses of any witnesses to the incident whenever possible.
• Following the incident, you have one year to file an administrative complaint or two years to file a lawsuit.

Fair Housing Resource Center, Inc.

1100 Mentor Ave.
Painesville, Ohio 44077
(440) 392-0147, Fax (440) 392-0148
Toll Free (866) 411-3472
TTY (440) 392-0148
Email: info@fhrc.org
www.FHRC.org

This brochure is intended for general information purposes only and does not constitute legal advice. If you need legal advice please contact your local Bar Association, Legal Aid Society or a private attorney.
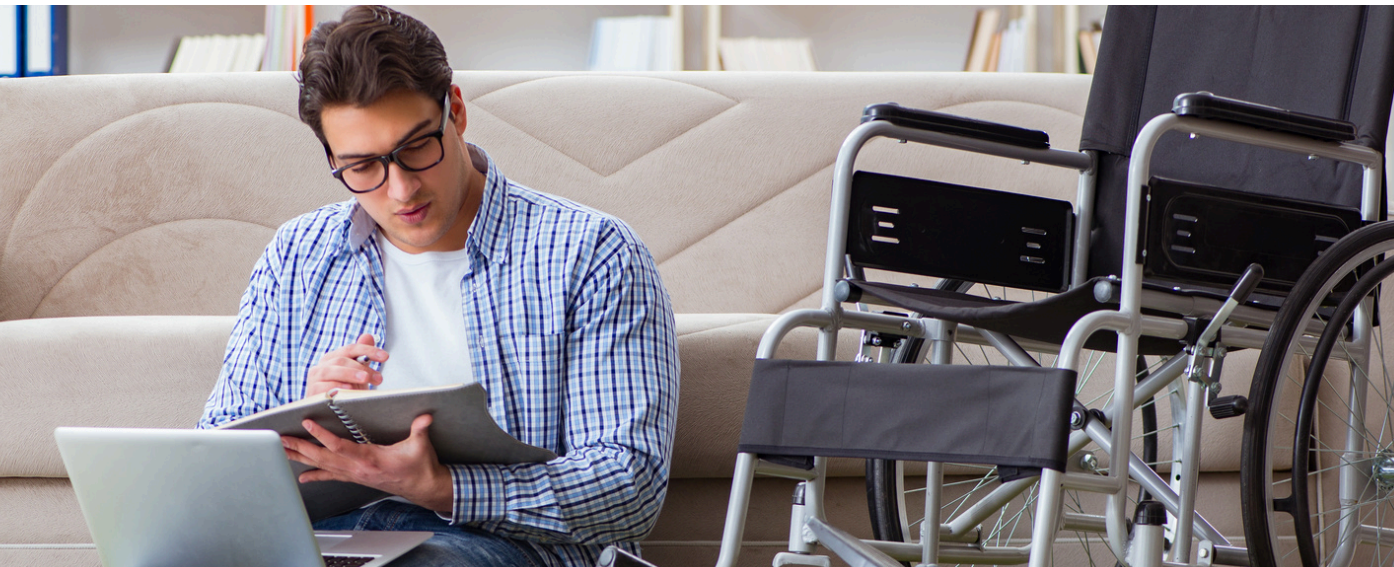

HOW TO REQUEST A REASONABLE ACCOMMODATION

What is a reasonable accommodation?

A "reasonable accommodation" is a change in rules, policies, practices,or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling, unit or common space. A housing provider may not refuse to rent to an otherwise qualified individual with a mental disability because he or she is uncomfortable with the individual's disability. This is in direct violation of the Fair Housing Act because it denies a person housing solely on the basis of their disability.

[Fair Housing is NOT an Option...

Fair Housing is THE LAW!]

Step 1:

Make sure your accommodation request meets these requirements:

♦ The accommodation is REASONABLE.

♦ The landlord is not asked to provide non-housing services.

♦ The accommodation does not put undue burden on the landlord.

♦ The accommodation will specifically help the tenant because of the unique nature of the tenant's disability.

Step 3:

Provide your housing provider with the written reasonable accommodation request. Allow 3-5 days for a response.

A failure to respond to a request can be inferred as a denied request.

What To Do If A Request Is Denied

There are only a two reasons a housing provider may deny a request for a reasonable accommodation:

• The request creates an undue financial and administrative burden; and/or

• The request would fundamentally alter the nature of the provider's operations.

If this happens you want to contact Fair Housing Resource Center Inc. to determine if your request is unreasonable.

Reasonable Accomodation Examples:

• Allowing an assistance animal even with a "no pet" policy;

• Reserved parking for disabled tenant;

• Paying rent on a specific date, after monthly Social Security Benefits are received.

Step 2:

Make the accommodation request in writing and keep a copy for yourself.