

FAIR HOUSING AND AMERICAN DISABILITIES



ACT

ERIE COUNTY FAIR HOUSING PROGRAM



YOU HAVE A RIGHT TO THE HOUSING OF YOUR CHOICE

Fair housing means you may freely choose a place to rent, buy, mortgage or insure without regard to your race, color, religion, gender, national origin or because you are disabled or have children in your family. You have the right to live where you want and can afford. Fair housing is a right protected by federal and state law. Protect yourself and others from discrimination! If you would like to learn more about your rights under Fair Housing Law, please attend the Fair Housing seminar or call 1-419-627-7792.

The Fair Housing Act (FHA) protects people with mental retardation, mental illness, epilepsy, cerebral palsy, visual and hear impairments, AIDS and other disabilities. People who use walkers, wheelchairs, service dogs, or a personal care attendant are all protected against housing discrimination.

HOW TO RECOGNIZE HOUSING DISCRIMINATION

Landlords and real estate agents usually don't say, "You can't live here because you have a handicap." But, some things they do say are:

- "You can't live here because there's no one to take care of you."
- "I'd like to rent to you, but my insurance will go up."
- "How can I be sure that you can pay the rent?"
- "We don't want alcoholics or drug addicts here, even if you are in recovery."
- "We have a no-pet rule and that includes your guide dog."
- "I want to see your medical records."
- "Your wheel chair will damage the carpet and walls."
- "You won't be able to get out if there is a fire."

Can you legally be rejected as a tenant?

Yes...but, only in two situations.

1. A landlord may reject your application if you cannot meet the obligations that apply to all tenants, such as being able to pay the rent and complying with reasonable rules and regulations. Such a rejection must be based on concrete evidence.
2. Your application could also be rejected if your living there would directly threaten the health and safety of other individuals or would result in substantial physical damage to the property of others.

REASONABLE ACCOMMODATION

The Fair Housing Act requires that housing providers make reasonable accommodations in their rules, policies or services to give a person with a disability an equal opportunity to use and enjoy a dwelling unit or common space. As the tenant, you have the responsibility to ask for an accommodations when it's needed.

Examples of Reasonable Accommodations

A landlord, manager or housing cooperative with a "first come, first serve" parking policy makes an exception by creating a reserved parking space for a tenant who has difficulty walking and needs to park close to the building.

A landlord or manager makes an exception to the buildings "no pet" rule for people with a disability who use guide dogs or other "service animals".

**IF YOU FEEL THAT YOU HAVE EXPERIENCED
DISCRIMINATION CALL:**



**THE ERIE COUNTY
FAIR HOUSING PROGRAM
419-627-7792 / TTY 1-800-750-0750**

**THE OHIO CIVIL RIGHTS COMMISSION
419-245-2900 / 1-888-278-7101
TTY 1-614-466-9353**