

HOUSING SETTLEMENTS

CLOSED 2015

- ▶ **Private Tenant v. Private Property Owner** – The Complainant, and her husband, a person with a disability, allege that the Respondent discriminated by making statements against her husband who had a health disability and changing the terms of the rental agreement when it became aware of his disability. After the tenant filed a complaint with the Vermont Human Rights Commission (VHRC) the Property Owners agreed to participate in fair housing training provided by the VHRC and to return Complainant's \$600.00 security deposit.
- ▶ **Subsidized Housing Tenant v. Private Property Owners** – The Complainant, a person receiving public assistance, alleges that she was discriminated against when the Respondent's would not rent to her because she is a recipient of public assistance, specifically a section 8 housing choice voucher. After the tenant filed a complaint with the (VHRC) the Respondent's agreed to pay Complainant \$700.00 and to receive fair housing training provided by VHRC.
- ▶ **Public Housing Tenant v. Subsidized Housing Provider** – The Complainant, a person with a disability, requested a reasonable accommodation for an air conditioning unit. The reasonable accommodation was denied. After filing a complaint with the VHRC the Respondent agreed to purchase a portable, self-evaporating air conditioner. Respondent owned the unit and loaned it to the Complainant for her sole use as long as she resided in their housing. Complainant agreed to pay the same air conditioning unit fee that is assessed to all residents using air conditioners. Respondent agreed to receive fair housing training provided by the VHRC.
- ▶ **Private Housing Owner v. Condominium Association** – The Complaint, on behalf of her minor child, a person with a disability, requested a reasonable accommodation for an assistance animal. The request was denied. After filing a complaint with the VHRC the Respondent agreed to grant the reasonable accommodation and allow the assistance animal. Respondent agreed to participate in fair housing training to be provided by VHRC.

- ▶ **Subsidized Housing Tenant v. Subsidized Housing Provider** – The Complainant, a person with a disability, requested a reasonable accommodation for an additional heat source, or for heat to be increased in his unit. The request was denied. After filing a complaint with the VHRC the Respondent agreed to grant the reasonable accommodation by allowing an enclosed oil radiator space heater. Respondent agreed to participate in fair housing training to be provided by the VHRC.
- ▶ **Public Housing Tenant v. Housing Authority** – The Complainant alleged that the Respondents discriminated against her by terminating her tenancy on the basis of her disability. After filing a complaint with the VHRC the Respondent agreed to participate in fair housing training provided by the VHRC; to add anti-discrimination language to their leases; to post a fair housing poster; and to pay Complainant the sum of \$1,000.00.
- ▶ **Private Housing Tenant v. Mobile Home Park** – The Complainant alleged that the Respondents, through their rental agent, discriminated against her by refusing to allow her to rent a space in their park on the basis of her disability and source of income. After filing a complaint with the VHRC the Respondents allowed Complainant to enter into a lease with her father co-signing the lease and the rental agent will participate in fair housing training provided by the VHRC.
- ▶ **Subsidized Housing Tenant v. Subsidized Housing Provider** – The Complainant alleged that the Respondents discriminated against him when they failed to address his complaints of racial harassment by other tenants. After filing a complaint with the VHRC the Respondents agreed to place Complainant first on the internal transfer wait list for a rental unit closer to a larger metropolitan area and on a bus line. Respondent's obligation was to make three (3) unit transfer offers only; to pay Complainant \$500.00 in moving expenses if and when he moved; execute a mutual rescission of his current lease; issue a warning letter to other tenant indicating the inappropriate use of racial slurs or comments is in violation of the lease; and to participate in anti-bias training provided by the VHRC.
- ▶ **Private Housing Tenant v. Private Property Owner** – The Complainant, a person with a mobility impairment (disability), alleged that she was discriminated against when the Respondent would not grant her a reasonable modification request to replace a handicapped ramp previously removed by the Respondent. This request was denied. After filing a complaint with the VHRC the Respondent and his assistant agreed to attend fair housing training provided by the VHRC; to provide a letter of apology to the Complainant for the stress the situation caused; and to make a donation in the amount of \$100.00 to the Vermont Center for Independent Living.

▶ **Private Housing Tenant v. Housing Company** – The Complainant, a person with a disability, alleged that she was discriminated against when the Respondent denied her rental housing because she had an assistance animal. After filing a complaint with the VHRC Respondent agreed to pay Complainant the sum of \$800.00 and to have the Respondent’s Operations Manager participate in fair housing training provided by the VHRC.

▶ **Subsidized Housing Tenant v. Subsidized Housing Provider** – The Complainant, a person with a mobility impairment (disability), alleged she was discriminated against when the Respondent refused to initially grant her reasonable modification request for a ramp and then declined to install handrails. After filing a complaint with the VHRC Respondent agreed to place Complainant on a waiting list for a two-bedroom accessible unit; to install handrails on both sides of the installed ramp; and to attend fair housing training provided by the VHRC. Complainant agreed to provide Respondent with verification that she is a person with a disability that requires an accessible unit.