

HOUSING SETTLEMENTS

CLOSED 2016

- ▶ **Private Tenant v. Private Property Owner & Property Management Company** – The Complainant alleged discrimination when Respondent refused to rent to her as a person with a disability with her source of income being Social Security Disability Insurance. After filing a complaint with the VHRC, Respondents agreed to allow Complainant to lease property with a co-signer and that the property management company manager would receive fair housing training provided by the VHRC.
- ▶ **Private Tenant v. Private Property Corporation** – The Complainant, an individual with a disability, alleged discrimination after Respondents refused to grant his reasonable accommodation request allowing for additional heat within his rental unit to alleviate symptoms of his disability. After filing a complaint with the VHRC Respondents allowed the complainant to use an enclosed oil radiator space heater in his apartment and to have staff participate in fair housing training provided by the VHRC.
- ▶ **Private Tenant v. Private Property Owner** – The Complainant is the parent of a minor child with a disability requiring an assistance animal. Complainant filed a complaint with the VHRC after Respondents failed to permit a reasonable accommodation request for the assistance animal. After filing the complaint with the VHRC, Respondents agreed to allow the assistance animal; wrote a letter to the canine breeders confirming consent of the canine assistance animal; to waive rental fees for three months; and to attend fair housing training.
- ▶ **Vermont Human Rights Commission v. Private Property Owner** – The Vermont Human Rights Commission alleged discrimination in that the Respondent violated Vermont’s Fair Housing law when he placed an advertisement on Craigslist stating he would not rent to persons using Section 8 vouchers. After filing this complaint, Respondent agreed to attend fair housing presented by the VHRC and to write letters to both the Vermont State Housing Authority and Burlington Housing Authority stating that he will accept Section 8 vouchers at all of his rental properties to include the address of all rental properties and his contact information.

- ▶ **Subsidized Housing Tenant v. Private Property Owner** – The Complainant alleged he was discriminated against when Respondents refused to rent to him because he was using a Section 8 voucher. After filing a complaint with the VHRC, Respondents agreed to pay Complainant \$2500 and to attend fair housing training provided by the VHRC.
- ▶ **Private Tenants v. Private Property Owners** – The Complainants alleged discrimination when the Respondents refused to request their reasonable accommodation requests and made discriminatory statements against renting to a person with a disability. After filing a complaint with the VHRC, Respondents agreed to attend fair housing training provided by the VHRC; dismiss eviction proceedings; and provide Complainants with a letter stating there is no back rent owed given that they vacate the premises on or before September 10, 2016. Claimants agreed to vacate the premises by the agreed upon date and to drop any claims of damage to their car by Respondents.
- ▶ **Public Housing Tenant v. Subsidized Housing Provider** – The Complainant alleged discrimination when the Respondent sent a notice of termination of tenancy based on her failure to remove an assistance animal that allegedly caused harm to another tenant. After filing a complaint with the VHRC, Respondent agreed not to pursue eviction of the Complainant and to attend fair housing and implicit bias training provided by the VHRC. Complainant agreed to not bring the assistance animal back to the rental property and prior to obtaining another assistance animal to engage in Respondent’s reasonable accommodation process.
- ▶ **Private Tenants v. Private Property Owners** – The Complainants alleged discrimination based on their race and color when the Respondents refused to rent an apartment to them. After filing a complaint with the VHRC, Respondents agreed to meet with the Complainant’s to hear how this experience impacted them and why they felt it was discriminatory. Respondents additionally agreed to have three staff members attend fair housing training provided by the VHRC.
- ▶ **Private Tenant v. Private Property Owners** – The Complainant alleged discrimination when the Respondent would not accommodate her assistance animal. After filing a complaint with the VHRC, the Respondent agreed to pay Complainant the sum of \$800 and to participate in fair housing training provided by the VHRC.
- ▶ **Private Tenant v. Private Property Owners** – The Complainant, an individual with a disability, alleged discrimination when the Respondent failed to grant her reasonable modification request. After filing a complaint with the VHRC, the Respondent agreed to attend fair housing training provided by the VHRC; provide a letter of apology to the

Complainant for the stress the situation caused; and to make a donation of \$100 to the Vermont Center for Independent Living.

► **Private Tenant v. Private Property Owner** – The Complainant alleged discrimination when the Respondent did not address his complaints of racial harassment by other tenants. After filing a complaint of discrimination with the VHRC, Respondents agreed to make three (3) internal rental transfers for rental unit's closer to Burlington and the bus line; to pay \$500 in moving expenses; to rescind his current lease; to put a warning letter in the harassing tenants' file and send her a copy indicating the inappropriate use of racial slurs or comments is a lease violation; and to have two (2) or more staff members to attend ant-bias training provided by the VHRC.