

HOUSING SETTLEMENTS

CLOSED 2014

- ▶ **Private Tenant v. Private Property Owner** – The Complainant alleged that when responding to an ad for a place to rent, the owner refused to rent to her because of her intent to occupy the unit with minor children. The Respondent agreed to pay Complainant \$400.00.
- ▶ **Public Housing Tenant v. Housing Authority** – The Complainant, a person with a disability, alleges that a reasonable accommodation request for an assistance animal was denied. After the tenant filed a complaint with the Vermont Human Rights Commission (VHRC) the housing authority agreed to allow the tenant the assistance animal.
- ▶ **Private Tenant v. State Agency** – The Complainant on behalf of her minor child, a person with a disability, requested a reasonable accommodation to be placed in housing free of carpet and smoking. The reasonable accommodation was denied. After filing a complaint with the VHRC the Respondent agreed to pay the Complainant \$3,000.00 and ensure training on the Americans with Disabilities Act (ADA) to staff dealing directly with persons applying for emergency housing.
- ▶ **Public Housing Tenant v. Housing Authority** – The Complaint requested a reasonable accommodation request for a designated parking space closer to his apartment. The Complainant has a physical disability limiting mobility. After filing a complaint with the VHRC the Respondent agreed to assign Complainant a reserved parking space and to participate in fair housing training.
- ▶ **Subsidized Housing Tenant v. Private Property Owner** – The Complainant alleged that the Respondent failed to rent to him based on his age and disability. After filing a complaint with the VHRC the Respondents agreed to attend fair housing training provided by the VHRC.
- ▶ **Public Housing Tenant v. Housing Authority** – The Complainant alleged that the Respondents discriminated against her based on a reasonable accommodation request regarding waiving a pet deposit fee for her assistance animal.

Respondents paid Complainant \$1,000.00, agreed to waive the pet deposit fee and to have employees attend fair housing training provided by the VHRC.

- ▶ **Private Homeowner v. Condominium Association** – The Complainant alleged that Respondents discriminated against him and that he received different treatment than other association members based on race. After filing a complaint with the VHRC the Respondents agreed to reimburse Complainant \$589.00 for out-of-pocket costs, to inform Complainant of future building or grounds inspections pertaining to Complainants unit, to maintain tree near Complainants unit and to provide copies of submissions made to municipality Development Review Board (DRB).
- ▶ **Subsidized Housing Tenant v. Private Property Owner** – The Complainant alleged that Respondent discriminated against her based on disability and receipt of public assistance. When Complainant requested a reasonable modification request Respondent refused and set the rent so the apartment was no longer eligible for Section 8 rental payments. After filing with the VHRC the Respondents agreed to allow the Complainant to remain in the apartment for six months to allow her to find another rental unit, agreed to not raise Complainants rent during that six month time and agreed to provide the Complainant with a positive landlord reference; and, to participate in fair housing training provided by VHRC.
- ▶ **Public Housing Tenant v. Housing Authority** – The Complainant, a person with a mobility disability, alleged discrimination based on the Respondent’s refusal to grant a reasonable accommodation request to be placed on the top of a waiting list for an accessible unit, refusal to grant his request for a reasonable accommodation of a ramp to be installed and refusal to address harassment from neighbors. After filing a complaint with the VHRC Respondent agreed to pay Complainant \$1,800.00, to install a permanent or portable ramp for access to Complainants apartment, to keep the ramp; exterior entrance and route from parking area clear from snow and ice, to remind neighbors not to park in Complainants parking space and to tow neighbor’s vehicles after one warning. Respondents additionally participated in fair housing training provided by VHRC and to place Complainant on the waiting lists for an accessible unit.
- ▶ **Public Housing Tenant v. Housing Authority** – The Complainant, a person with a disability, alleged discrimination when the Respondent refused to grant her reasonable accommodation to remove fire alarms while cooking and proceeding with eviction proceedings based on their removal. Complainant, through her attorney, filed a grievance. At the grievance hearing Respondents again denied Complainants request for a reasonable accommodation and confirmed the decision to terminate her tenancy. After filing a complaint with the VHRC Respondents agreed to cease eviction if

Complainant agreed to have her stove once per week and allow Respondent to perform a weekly inspection to confirm cleanings and that fire alarms were not being disconnected. Respondents additionally agreed to do a fair housing training for staff provided by VHRC at a cost not to exceed \$200.00.

▶ **Subsidized Housing Tenant v. Private Property Management Company** – The Complainant alleged discriminatory housing retaliation. Complainant had previously filed a complaint of housing discrimination with the VHRC against the Respondent and then later applied for housing with the same Respondent. Complainant's application was denied with Respondents reason given of a poor credit rating. Complainant alleges retaliation. After filing this complaint with the VHRC Respondent agreed to pay Complainant \$2,000.00 and Complainant agreed to submit no further applications managed by the Respondent. Respondent additionally agreed that the property manager and office manager would receive fair housing training provided by the Granite State Manager's Association of which their certificates of participation were provided to the VHRC.

▶ **Subsidized Housing Tenant v. Private Property Owner** – The Complainant alleged that the Respondent discriminated against him on the basis of his disability by evicting him and making discriminatory statements about his disability. After filing a complaint with the VHRC the Respondent agreed to attend fair housing training through the VHRC and submit a letter of apology to the Complainant.