

OUR MISSION: TO PROTECT & EXPAND FAIR HOUSING RIGHTS, ELIMINATE HOUSING DISCRIMINATION & PROMOTE INTEGRATED COMMUNITIES

Since 1983, The Fair Housing Center has promoted nondiscrimination in housing and integrated communities for residents of Northeast Ohio through:

RESEARCH

- Fair Housing Impediments Studies
- The State of Fair Housing in Northeast Ohio Annual Report
- Community Lending Factbooks
- Racial and Ethnic Disparities in Ohio Mortgage Lending
- Other Current Fair Housing Topics

EDUCATION AND OUTREACH

- Trainings for housing providers, consumers, real estate professionals and municipalities
- Outreach at community events
- Speakers available for presentations
- Fair Housing brochures on a variety of topics in English, Spanish, Traditional and Simplified Chinese, and Arabic
- Facilitate the Northeast Ohio Fair Housing Collaborative

ENFORCEMENT

- Monitor rental, sales, homeowner's insurance, and lending markets for discriminatory practices
- Offer support filing complaints with HUD, the Ohio Civil Rights Commission, or local enforcement agencies

ADVOCACY

- Support residents in understanding and exercising their fair housing rights
- Individualized assistance with accommodation and modification requests
- Investigate reports of housing discrimination
- Promote and enforce effective fair housing laws



**Fair Housing Center
for Rights & Research**

2728 Euclid Ave., Suite 200
Cleveland, Ohio 44115

✉ advocates@thehousingcenter.org

☎ (216) 361-9240

www.thehousingcenter.org



**FUNDING PROVIDED BY
THE U.S. DEPARTMENT
OF HOUSING AND
URBAN DEVELOPMENT**

PROUD MEMBER OF



This pamphlet is intended to convey information. Nothing in this pamphlet should be relied upon as legal advice, nor should this pamphlet be regarded as creating an attorney-client relationship.

© 2022 Fair Housing Center for Rights & Research

EVICCTIONS

AND YOUR FAIR HOUSING RIGHTS



**Fair Housing Center
for Rights & Research**

What is Fair Housing?

Everyone living in the United States is protected by fair housing laws. A person cannot be discriminated against in housing based on their membership in one or more “protected classes.” Fair housing laws apply to housing providers, including property owners, landlords, housing managers, neighborhood and condominium associations, real estate agents and brokerage service agencies.

Examples of Covered Properties:

- Apartments
- Condominiums
- Emergency Shelters
- Transitional Housing
- Single Family Homes
- College Dorm Rooms
- Manufactured or Mobile Homes
- Nursing Homes or Assisted Living Facilities
- Vacant Land Designated for Residential Construction

Protected Classes

A protected class is a group of people protected by laws from discrimination based on a personal characteristic. Federal and state fair housing laws prohibit discrimination in housing-related transactions based on:

- Race
- Color
- National Origin
- Religion
- Sex (including sexual orientation and gender identity)
- Familial Status
- Disability
- Military Status*
- Ancestry*

**Denotes Ohio law*

A housing provider cannot evict you based in whole or in part on one of these protected classes. Selective evictions because of a protected class violate the Fair Housing Act even when the eviction might otherwise be lawful. If the eviction decision was based in part on one of these reasons, the housing provider is in violation of fair housing law. Even if you are behind on your rent and subject to eviction, a housing provider may not pick and choose which tenants to evict based on any protected characteristic.

The Fair Housing Act also requires housing providers to make reasonable accommodations for tenants with disabilities, including exceptions or modifications to eviction policies and procedures that may be necessary because of tenants’ disabilities.

Examples of Discrimination

- A property manager tells a tenant that they will not be evicted for nonpayment of rent if they perform sexual favors for the property manager.
- A housing provider starts the eviction process for a Black tenant who has a noise violation but does not evict a White tenant who also has had noise violations.
- A tenant with a disability is behind in his rent due to disability related medical expenses and applies to a local agency for disability-related emergency assistance. The agency gives the tenant a form stating that emergency assistance payments will start within 30 days. The tenant asks the housing provider to give an extra 30 days so the tenant can use the emergency assistance to make the rent payment. Refusing to grant this request may be an unlawful denial of a reasonable accommodation. (Source: https://www.hud.gov/program_offices/fair_housing_equal_opp/Know_Your_Fair_Housing_Rights)
- A property manager threatens to evict a tenant because of their reasonable accommodation request for permission to have an emotional support animal, a pit bull. The apartment complex has breed restrictions on dogs and pit bulls are not allowed. HUD Guidance states that housing providers cannot apply breed restrictions to service or assistance animals.

WHERE TO GO FOR HELP

If you think you have been a victim of housing discrimination because of your race, color, national origin, religion, sex, familial status, disability, military status, ancestry, or any other reason, **please contact The Fair Housing Center for assistance at 216-361-9240.**

You can also contact the Ohio Civil Rights Commission (OCRC) at 1-888-278-7101 (TTY: 614-752-2391) or online at www.crc.ohio.gov, or the U.S. Department of Housing and Urban Development (HUD) at 1-800-669-9777 (TTY: 1-800-927-9275) or online at www.hud.gov. The OCRC and HUD can also offer assistance with reading and completing HUD forms through interpreters, tapes, and Braille materials.



**Fair Housing Center
for Rights & Research**

QUESTIONS? CONTACT US.

✉ advocates@thehousingcenter.org

📞 (216) 361-9240

www.thehousingcenter.org