

# KNOW YOUR RIGHTS



Conducted by Chancela Al-Mansour

*Executive Director*



## HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

- Nation's largest non-profit civil rights organization dedicated to securing and promoting fair housing
- HRC was founded in 1968, the same year Congress passed the Fair Housing Act
- Over the past ten years, HRC has assisted more than 250,000 residents
- Languages: English, Spanish, Korean, Mandarin, Cantonese, Cambodian, Vietnamese, Armenian, Russian and American Sign Language (ASL)

# PROGRAMS & SERVICES

## Counseling & Outreach



Landlord-Tenant  
Counseling



Outreach & Public  
Education



Free monthly rental listing

## Fair Housing Enforcement



Discrimination  
Complaint  
Investigation



Litigation &  
Advocacy

# TOP QUESTIONS

- 1) Can landlords ask existing tenants to leave at the end of their lease arbitrarily? What if there is evidence that they are taking this action in order to raise the rent significantly in light of the drastically increased post-fire housing demand?
- 2) The fire started December 5<sup>th</sup>, if I paid my rent in full for the month, am I entitled to a refund? Will my rent be prorated?
- 3) If a unit was damaged (water, smoke or fire damaged) and is “yellow-tagged”, and the tenant wants to return to the unit, does the landlord have an obligation to “hold” the unit for the displaced household?

4) Can landlords state "No pets" or "No Children" or "Not suitable for children" on listings or in person when leasing units? What should potential renters do when they encounter this?

5) I found a new place to rent and wanted to apply but a day later the rent was increased and is now out of reach for my household. Is this allowed?

6) Who is responsible for repairs associated with fire damage?

# RENTAL PROPERTIES MUST BE EQUIPPED WITH:

- Functional plumbing with hot and cold running water
- Proper sewage disposal
- Roofs without leaks
- Effective water-proofing and weather protection of roof and exterior walls
- Unbroken windows and doors
- A functional heating system
- Proper lighting and electrical wiring
- An adequate number of receptacles for garbage in clean and good condition
- Floors, stairways and railings maintained in good repair
- Building and grounds free from cockroaches, vermin, debris, filth and rubbish
- Carbon monoxide detectors

# FAIR HOUSING LAWS APPLY TO:

## Housing Transactions

- ✓ Renting
- ✓ Buying
- ✓ Lending
- ✓ Prospective home seekers

## Residential Dwellings

- ✓ Apartments
- ✓ Condos
- ✓ Houses
- ✓ Duplexes
- ✓ Residential Motels
- ✓ Transitional Shelters
- ✓ Mobilehome Parks
- ✓ Vacant Lots

# Fair Housing Act

- Race
- Color
- Religion
  - Refusal to Rent
  - Selective Advertisements
  - Different Terms/Treatment - Holiday Decorations
- Sex:
  - Gender
  - Sexual Harassment
    - Quid Pro Quo
    - Creating a Hostile Living Environment
      - Physical, Verbal, and/or Visual Harassment
      - Perception vs. Intent
- National Origin
  - Monolingual Non-English Ads & Signs
- Familial Status
  - Restrictive House Rules
  - Steering
  - Occupancy Limits: 2 + 1 Guideline
- Disability: Mental and/or Physical
  - Reasonable Accommodations – Changes to policies
  - Reasonable Modifications – Structural changes





# COMMON REASONABLE ACCOMMODATIONS & MODIFICATIONS

## Accommodations

- ✓ Changing rent due date
- ✓ Service and companion/therapy animals
- ✓ Parking space
- ✓ Transfer units
- ✓ Ending tenancy early or extending vacate date
- ✓ Live-in caregivers
- ✓ Repair elevator in operable condition
- ✓ Rescind notice to terminate tenancy/dismiss UD

## Modifications

- ✓ Wheelchair ramp
- ✓ Grab bars in bathroom
- ✓ Lowering countertops
- ✓ Carpet removal



# CA Fair Employment & Housing Act

- In addition to 1968 FHA Protected Classes
- Marital Status
- Ancestry
- Sexual Orientation
- Income Source
- Gender Identity/Expression

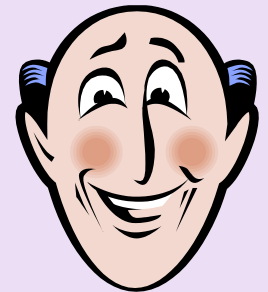
## Other California Laws

- Section 51 Unruh Civil Rights Act
  - Age
- Section 1940.3 Immigration Status
- Section 1946.7 Domestic Violence
- Section 51.7 RALPH Act
  - Freedom from Violence or Intimidation



# PROHIBITED PRACTICES

1. Refusal to sell or rent housing
2. Refusal to negotiate for the sale or rental of housing
3. Saying that housing is unavailable when it actually is available
4. Applying different terms or rules
5. Refusal to grant a reasonable accommodation and/or modification for a person with a disability.
6. Discrimination based on association
7. Threats, intimidation, harassment
8. Steering
9. Discriminatory statements or advertising
10. Otherwise making housing unavailable



# FINAL TIPS

1. Make sure to document conditions of your unit, personal belongings, and any payments/agreements made between you and your landlord
2. If you are denied the opportunity to return to your unit because of your race, immigration status, children, or other protected classes, call HRC immediately
3. Do not sign any documents unless you fully understand the agreement
4. If you have to make repairs yourself or move out temporarily, keep any receipts for money you spent
5. If you have any questions or concerns about your rights as a renter, call HRC as soon as possible!

# HRC STANDS WITH YOU



**HOUSING RIGHTS CENTER**

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PLEASE CALL

(800) 477-5977

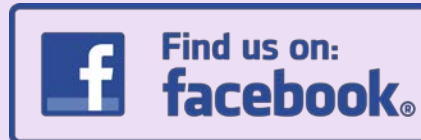
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OR VISIT OUR WEBSITE

[www.housingrightscenter.org](http://www.housingrightscenter.org)



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