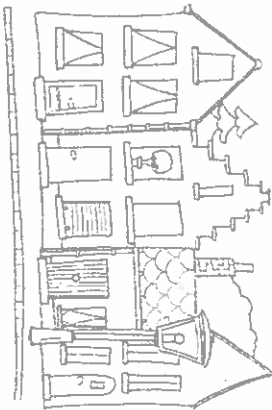


TENANTS

Fair Housing Rights & Responsibilities



Race, color, religion, national origin, sex, familial status and disability are protected under the Fair Housing Act. The Pennsylvania Human Relations Act adds age, ancestry, use of guide animal because of blindness or deafness of the user (including handler or trainer), known association or relationship with a person with a disability and retaliation. Always check for locally protected classes.



- When a landlord falsely tells me a unit has already been rented because he/she learns I have kids or I'm in a biracial relationship
- When a landlord denies my application solely because I don't make enough money to meet his/her clearly stated and evenly applied income guidelines
- When a landlord charges me more rent because I have children or a higher deposit because my wheelchair may damage the floors and walls
- When I'm evicted because I'm a victim of domestic violence and my abuser caused property damage
- When my landlord denies my request for a reasonable accommodation when my request is both reasonable and necessary (reserved accessible parking, all correspondence be copied to my mental health case worker)
- When my landlord (who receives no federal funding) tells me that he/she will allow me to add a ramp, but I have to pay for it
- When my landlord requires me to pay extra for an assistance animal or limits what type/size of animal I can get
- When my landlord asks for documentation that shows I have a disability and a disability-related need for a reasonable accommodation or modification when my disability and disability-related need is not obvious
- When my landlord reduces my rent for having sex with him/her or threatens to evict me if I won't



AM I A VICTIM OF HOUSING DISCRIMINATION?



TO LEARN MORE, CALL THE FAIR HOUSING LAW CENTER AT 877.725.4422 OR VISIT fhaw.org

LANDLORDS

Fair Housing Rights & Responsibilities



Race, color, religion, national origin, sex, familial status and disability are protected under the Fair Housing Act. The Pennsylvania Human Relations Act adds age, ancestry, use of guide animal because of blindness or deafness of the user (including handler or trainer), known association or relationship with a person with a disability and retaliation. Always check for locally protected classes.



- By placing ads that say "not suitable for children," "safe," or "exclusive," or otherwise prefer or limit a protected class
- By denying applicants because I don't like their race, nationality, ancestry, religion, gender, or that they have children or disabilities
- By having a written policy detailing criteria necessary for approval to live in my property, considering credit and criminal history
- By steering an applicant toward or away from an area or location within a building based on any protected class
- By making racial, ethnic or religious slurs, referring to tenants with disabilities as "crazy" or "retarded," or making other discriminatory statements based on any protected class
- By setting reasonable occupancy standards that consider size of the bedrooms, the configuration of the unit and the overall size of the rental
- By denying reasonable accommodations or modifications when the requests are both reasonable and necessary
- By conditioning approval for service and emotional support animals, on payment of extra deposits or fees, weight and breed restrictions or neutering/declawing requirements
- By requiring documentation from an applicant or tenant requesting an assistance animal that shows they have a disability and a disability-related need for the animal when the person's disability and disability-related need are not obvious
- By sexually harassing any tenant or family member



AM I VIOLATING THE FAIR HOUSING ACT?



TO LEARN MORE, CALL THE FAIR HOUSING LAW CENTER AT 877.725.4422 OR VISIT fhaw.org