



# Fair Housing

## People With Disabilities

### Housing Discrimination Against People With Disabilities Is Illegal

The Fair Housing law provides protection for people with any physical or mental impairment, or who have a history of disabilities, or who are perceived as being disabled. The law also protects those who are associated with the disabled person.

Federal and state laws protect people in case of the following disabilities:

- Physical or mental impairments
- Emotional disorders
- Serious impairments in eyesight, hearing or speech
- Specific diseases, such as AIDS
- Alcoholism and those who are recovering from drug addition (This does not include those who continue to use illegal drugs.)



### You are entitled to Reasonable Accommodations

Reasonable accommodations are waivers of rules or policies so that a person with a disability has an equal opportunity to use and enjoy the housing. Common examples are waivers of "no pet" policies for service animals or an assigned parking space for someone with a mobility disability.

The person with the disability must request the rule change and the housing provider may require a doctor's statement verifying that the person is disabled and needs the requested accommodation.

### If you suspect housing discrimination, call:

#### Housing Opportunities Made Equal

2400 Reading Road, Suite 118  
Cincinnati, Ohio 45202

**513-721-4663**

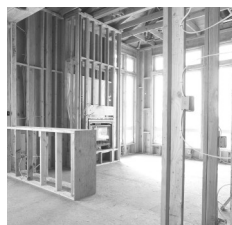
[www.homecincy.org](http://www.homecincy.org)




### Examples of Illegal Activity


#### *The landlord cannot:*


- Refuse to rent or sell to a person because of a physical or mental disability.
- Ask a person with a disability for medical information or details about the disability.
- Ask whether the person is able to live independently.
- Ask for more information than would be asked any other potential tenant.
- Refuse to rent or sell to a person because of someone associated with him / her.
- Ask how you will cook, clean your apartment or what kind of medication your child takes.
- Prevent a tenant from having a guide dog or any other kind of assistance animal needed because of a disability.
- Restrict the use of the amenities, such as the use of a pool, available to other tenants.
- Try to convince a person with a disability not to rent or to assign such a person to a certain area of a building or complex or to lie about availability of the housing.





# Tips To Protect Your Rights


 **DO NOT** sign a lease or any paper you do not understand. If needed, a friend, family member or case worker can go with you to sign the lease. A HOME staff member can go over your lease with you. Call HOME at **513-721-4663** if you need help with your lease.


 **DO NOT** take an unfinished or dirty apartment. Your landlord must provide a safe, clean, and secure living space for you before you sign your lease.

 When you pay your rent or security deposit, **DO** ask for a receipt anytime you give your landlord a payment. The landlord is allowed to ask for these payments and you are allowed to have a record of that payment.

 When you first move into an apartment, **DO** walk through your apartment with your landlord to make sure everything is working properly and **DO** make a checklist of all damages in every room of the unit.

 **DO** take pictures of your new apartment when you move in so you are not responsible for any damage that you did not cause. In your pictures, hold up a newspaper from that day with the date on it, so you can show the date when the pictures were taken.

 If you have a companion animal that any health care professional (doctor, therapist, case worker, clergy, etc.) tells you that you need for your disability, tell your landlord about the animal and he has to give you permission to keep it. The landlord cannot charge you a pet deposit or additional fee because a service or companion animal is **NOT** a pet.

 **YOU ARE** responsible for any damages to the home or apartment you are renting. **YOU ARE** also responsible for any damages caused by guests or companion animals.

A Landlord **CANNOT**:

- Refuse to rent to a person with a mental or physical disability.
- Ask about your disability. It is your private information and you do not have to tell the landlord about your disability, any medication you are taking, and/or any treatment you are receiving.
- Set different rents, security deposits or conditions on a person with a disability.

**REMEMBER TO PAY YOUR RENT ON TIME ... AND BE A GOOD TENANT!**



**If you have any tenant-landlord problems, call HOME at**

**513-721-4663**

