



## **HRC action leads to large award for disabled resident**

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The City of Dayton Human Relations Council (HRC) announces a local resident was successful in her complaint against a housing provider.

The initial complaint alleged the housing provider subjected the disabled tenant to terms and conditions in housing different than non-disabled tenants. The housing provider also failed to grant a reasonable accommodation for a more accessible entrance, mold removal and remediation, and other services requested because of the disabilities, which were all reasonable and necessary.

Dayton Revised Code 32.05 and the federal Fair Housing Act prohibit housing providers from treating disabled tenants differently than non-disabled tenants. After a thorough investigation, the HRC Board at a June 2021 hearing found probable cause to believe discrimination occurred. Due to the non-cooperation of the housing provider, a hearing was scheduled before Hearing Examiner Kathleen Nitschke of Cleveland-based Giffen and Kaminski. After hearing the evidence, the hearing examiner ruled in favor of the HRC and the complainant. The respondent (housing provider) will be required to:

- + Pay the disabled tenant \$77,500 for damages suffered because of the discrimination;
- + Pay the HRC a civil penalty and fine in the amount of \$10,150;
- + Undergo fair housing training; and
- + Create, maintain, and distribute anti-discrimination policies.

“This case was particularly egregious because the respondents admitted to providing services and repairs to non-disabled tenants but would not do so for the complainant. We are sad that the resident experienced this treatment, but we are satisfied that the hearing examiner’s ruling will deter future wrongdoing,” said HRC Executive Director Erica Fields.

Persons who believe they have encountered discrimination may file a complaint online at [www.daytonhrc.org](http://www.daytonhrc.org) or by contacting the Human Relations Council at 937-333-1437.

The HRC was established in 1962 to promote peace, harmony, and goodwill for all those who live, work, play, and gather in Dayton, Ohio. The HRC investigates complaints of unlawful discrimination in the areas of: (1) housing; (2) employment; (3) public accommodations; and (4) credit transactions.

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