



# Fair Housing

## Families With Children

### Housing Discrimination Against Families With Children Is Illegal

The same Fair Housing law that makes it illegal to discriminate against someone because of their race also makes it illegal to discriminate in housing because there are children in the household.

A landlord or condo association cannot have a "no children" policy, nor make decisions based on the age or sex of the children. Courts have found that rules that are overly restrictive on children can also be illegal housing discrimination.

#### Occupancy Standards

A landlord or jurisdiction may set reasonable occupancy standards. Courts have generally found a maximum of 2 people per bedroom to be reasonable. The standard must be applied equally whether the occupants are children or adults.

#### Senior Housing

The law allows an exemption for senior or elderly housing. In order to qualify for the exemption there must be a published policy stating that the property is senior housing and at least 80% of the units must be occupied by someone 55 years of age or older.



#### Examples of Illegal Activity

##### *The landlord cannot say:*

- Children are not welcome
- This building is for adults only
- We do rent to families with children, but we will need an additional deposit
- This apartment complex is not suitable for children because it does not have a play area
- I'm sorry, but a parent cannot share a bedroom with a child
- I cannot rent you this apartment, but I do have one over near the play area
- We don't rent to single parents
- You have too many children for this apartment complex

#### If You Suspect Housing Discrimination, Call

#### Housing Opportunities Made Equal

2400 Reading Road, Ste. 118  
Cincinnati, OH 45202

Ph: (513) 721-4663

Fax: (513) 721-1642

Visit our web site: [www.homecincy.org](http://www.homecincy.org)





HOME is a private, non-profit fair housing agency serving all of the Greater Cincinnati area. If you believe that you may have experienced discrimination, we can help you by:


- Recording the facts about what happened to you
- Investigating and help resolve the complaint
- Offering advice and counseling about your legal options





# Tips To Protect Your Rights


 **DO NOT** sign a lease or any paper you do not understand. If needed, a family member, case worker, or friend can go with you to sign the lease. Even 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 clean, safe, and secure living space for you before you sign your lease.

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

 When you first move into an apartment, walk through your apartment with your landlord to make sure everything is working properly and make a checklist of all damages.

 Take pictures of the 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, tell your landlord about the animal and he has to give you permission. The landlord cannot charge you a pet deposit or 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 your guests or friends.

## 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**