

## ? WHAT DOES THE LAW REQUIRE

Landlords, housing providers, and other individuals **cannot** discriminate against someone searching for or living in housing either because they believe the person is mentally disabled or because in fact the person is mentally disabled.

### **EXAMPLES OF ILLEGAL ACTIVITY**

Landlord and other housing providers cannot:

- △ refuse to rent or sell to a person who has a mental disability;
- △ refuse to rent or sell to a person because someone associated with him or her has a mental disability;
- △ ask a person with mental disability the nature of the disability or what medications he is taking;
- △ ask for more information than would be asked of any other potential tenant;
- △ ask about medical treatment or whether the person is able to live independently.

Finally, landlords and other housing providers **cannot** impose different terms or conditions because of an individual's mental disability.

## ? ARE ALL HOUSING PROVIDERS COVERED BY THESE LAWS?

Yes. Federal fair housing laws require that most housing providers comply with these guidelines. In Ohio, landlords renting owner-occupied two-family houses and owner-occupied rooming houses are Not exempt from this law.

## ? WHAT ARE REASONABLE ACCOMMODATIONS

Every housing provider who is not exempt from the law must make reasonable accommodations to a person's disability. Reasonable accommodations are changes in rules, policies or practices so that the disabled person can live in or use a housing unit. Some examples of reasonable accommodations include:

- Changing a "no pets" policy for people who need companion assist animals;
- Giving notices to a personal care attendant as well as the tenant, if the tenant request this;
- Giving personal care attendants access to laundry or other facilities.

These are just a few examples of reasonable accommodations. There are many others.

If a tenant, home buyer, or other home seeker needs a reasonable accommodation, he or she may request it from the housing provider at any time. He or she may be asked to provide information from a professional who documents the disability and why the accommodation is needed.

### **IF YOU NEED MORE INFORMATION ABOUT HOUSING DISCRIMINATION**

**Call (HOME)  
(513) 721-4663**

***immediately!!!!***

## ? DOES EVERY REQUEST FOR AN ACCOMMODATION HAVE TO BE GRANTED?

A landlord or other housing provider can deny a request for an accommodation if the accommodation would create an unreasonable burden on the housing provider. Examples of unreasonable burdens include not getting paid rent or unreparable damages to a housing unit.

## ? IS A HOUSING PROVIDER ALWAYS REQUIRED TO RENT OR SELL TO SOMEONE WHO IS DISABLED?

The landlord or other housing provider can deny housing to a person with mental disability if, even with a reasonable accommodation, that person cannot meet the requirements of the tenancy.

The law also states that a person can be denied housing if that person's tenancy would be a direct threat to the health or safety of other tenants or would result in substantial physical damage to the property of others. Such a denial, however, must be based on actual, documented information of threats to health or safety. If no such documentation exists and a person is denied housing because of fears or stereotypes about people with mental disabilities, the housing provider is engaging in illegal behavior and is breaking the fair housing laws.

## INTRODUCTION

***The purpose of this brochure is to raise awareness among community members, tenants, homeowners, landlords, and other housing providers about the fair housing rights of individuals with mental disabilities.***

Although this brochure only deals with the fair housing rights of individuals with mental disabilities, Housing Opportunities Made Equal also publishes information about the rights of individuals with other disabilities. Please contact our office for further information.

## FAIR HOUSING FOR PEOPLE WITH MENTAL DISABILITIES

The Federal and state laws prohibit discrimination in housing because of a handicap or disability. Disabilities can include both physical and mental impairments.

A mental disability includes any mental or psychological disorder which impairs any major life activity. Mental disorder includes:

- developmental disabilities;
- mental or emotional illness such as depression
- or schizophrenia;
- autism;
- Alzheimer's disease;
- Tourette's syndrome;
- Disabilities resulting from aging or mental retardation;

Major life activities include caring for one's self, performing manual task, learning, working, seeing, and hearing.

The law also protects any individual who is

regarded as having a mental disability or who has history of such a disability.

However, the law does not protect current users of illegal drugs

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HOME is a private, non-profit fair housing center serving all of the greater Cincinnati area. If you believe you have been the victim of housing discrimination we will:

- **take down information about what happened;**
- **investigate and help resolve complaints we receive;**
- **offer advice and counseling about the fair housing laws.**

If you have a mental disability and you think you may have experienced illegal housing discrimination, or if you have questions, contact:



**Housing Opportunities  
Made Equal**

**2400 Reading Road, Ste. 118**

**Cincinnati, OH 45202**

**(513) 721-4663**

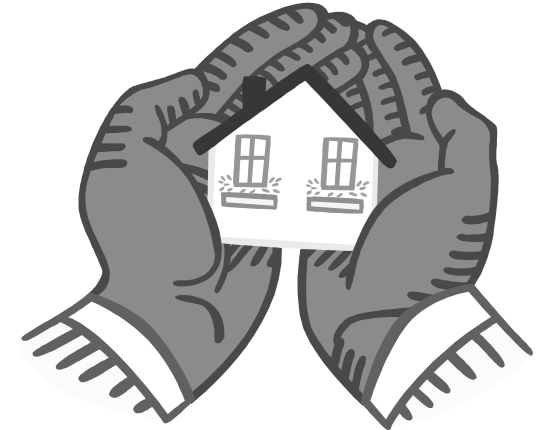
**FAX (513) 721-1642**



*www.homecincy.org*

***This brochure was made possible  
By the PNC Foundation***

## ***Fair Housing for Individuals with Mental Disabilities***



***All neighborhoods  
welcoming all people***



**Housing Opportunities Made Equal  
(513) 721-4663**