

### **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. Example of unreasonable burden: include irreparable damages to a housing unit.

### **Is a Housing Provider Required to Rent or Sell to Someone Who is Disabled?**

A 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 denial, however, must be based on actual, documented information of threats to health or safety. If n such documentation exists and a person is denied housing because of fears or stereotypes about people with mental disabilities, the hosing provider is engaging in illegal behavior and is breaking the fair housing laws.

**If you believe you have been the victim of housing discrimination we will:**

- **Take down information about what happened;**
- **Investigate any complaint we receive;**
- **Offer advice and counseling about the fair housing laws;**
- **Provide free assistance in the filing of administrative complaints with the U.S. Department of Housing and Urban Development and the Ohio Civil Rights Commission.**

## **FAIR HOUSING FOR INDIVIDUALS WITH MENTAL DISABILITIES**

### **BEEN DENIED HOUSING BECAUSE OF YOUR DISABILITY**

#### **Contact the**

The Fair Housing Programs  
of Steubenville, Toronto & Jefferson County  
Ohio Valley Fair Housing Center  
115 South 3<sup>rd</sup> Street, Suite 108  
Steubenville, Ohio 43952  
(740) 283-6000 extension 1700



## Fair Housing for Individuals with Mental Disabilities

City, County, State and Federal law prohibits 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 disorders include:

- 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.

The law also protects any individual who is regarded as having a mental disability or who has a history of such disability.

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

### IF YOU EXPERIENCED HOUSING DISCRIMINATION CONTACT:

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## Some Examples of Illegal Activity

Landlords 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/her has a mental disability;
- Ask a person with mental a disability if he/she is disabled;
- 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.

## What the Law Requires

**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.**



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

## 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 animals;
- Giving notices to a personal care attendants as well as the tenant, if the tenant requests this;
- Giving personal care attendants access to laundry and other facilities that the disabled person cannot go.

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

If a tenant or other home seeker needs a reasonable accommodation, he or she may request it of the housing provider at any time. In addition he or she must provide information from a medical professional who documents the effects of the disability.

