

June 2008

An African American tenant alleged her rental manager and property owner engaged in unlawful retaliation by changing her terms and conditions of rental because she filed a race-based discrimination complaint against the local housing authority, which provided rental assistance to many of the owner's tenants. The tenant alleged the manager and owner work closely with several officials at the housing authority and they were angry with her about filing the complaint. The tenant alleged the manager began treating her differently than other tenants. The manager required her to remove her vehicle damaged by an accident, but did not similarly require another tenant to remove his damaged vehicle. The manager also raised her rent by \$150 per month, from \$600 to \$750. Before beginning the investigation, Commission staff offered the parties an opportunity to mediate, to amicably resolve the complaint through settlement negotiations. The parties exercised the opportunity and with the help of a Commission mediator, they arrived at mutually acceptable settlement terms. The tenant agreed to close her complaint. The manager and property owner agreed to extend the lease for another year, rent free. The manager and owner also agreed install brand new, custom-ordered screens for the windows in her unit. Total value of settlement, not including new screens: \$9,000.