#### Who Is Protected?

It is unlawful for housing providers to discriminate against tenants based on any of the following characteristics:

- Age
- Creed
- Race
- Color
- Sex
- Sexual Orientation

- National Origin
- Marital Status
- Domestic Violence Victim (Sex)
- Disability
- Military Status
- Familial Status (Having Children)

### **Tenant Responsibilities**

- Timely Rent Payments
- Keep Unit Clean and Safe
- Follow Apartment Rules
- Reasonable Care of Property
- Report Needed Repairs
- Respect for Neighbors
- Give Landlord Permission to Enter to Make Repairs
- Pay for Unreasonable Damage to Property
- Reasonable Notice When Moving Out

#### Who Is NOT Protected?

- •Tenants/applicants who smoke
  - •Applicants with bad credit
- •Applicants with negative references
- •Tenants who don't pay rent on time
  - •Tenants who violate the lease
    - Threatening tenants
- •Tenants who damage the property
  - Current drug addicts

#### Who Can Help?

The TOMPKINS COUNTY OFFICE OF HUMAN RIGHTS offers telephone or inoffice consultation regarding questions of rights, disputes, and alleged violation of anti-discrimination laws. Confidentiality is protected. Any individual who resides or works in Tompkins County may use these services without a fee.

#### TOMPKINS COUNTY Office of Human Rights

120 W. Martin Luther King Jr. Street, Ithaca, NY 14850 Phone: 607.277.4080 Fax: 607.277.4106

#### TOMPKINS COUNTY

## **Office of Human Rights**



Rights and Responsibilities FOR HOMESEEKERS

# Your Fair Housing Rights

Fair Housing Choice is rooted in the right to live where one wants to live without being hindered by discrimination — because neighborhood conditions play a substantial role in the life outcomes of inhabitants. In order to recognize signs of discrimination, home seekers should know their Fair Housing Rights. Here are some common examples of what housing discrimination may look like.

While seeking housing you are asked unlawful questions, such as:

You call to inquire about a property and are quoted a price. When you arrive to meet the agent or landlord, you are quoted a higher price or shown a different dwelling unit.

Do you have a disability?
What is your religion?
How old are you?
Where were you born?
Are you gay?
Are you married?
What is your race?
Do you have children?

You are given the runaround. You make appointments but are never shown the apartment. You are not given the opportunity to fill out an application, but you believe others have.

You call to set up an appointment to view an apartment.
But, when you arrive the landlord says the apartment is no longer available.

A landlord requires a greater security deposit from an applicant with children or a disability than

A landlord refuses to allow for reasonable revisions to a lease or permit physical modifications to a unit in order to reasonably accommodate a tenant with a disability.

from an applicant who has no children or is not disabled.



A broker/agent consistently takes you to see properties only in neighborhoods occupied by members of your minority group — especially when houses in your price range are for sale in other neighborhoods.

refuses to rent to you for no apparent reason and you notice that there are no people of color living in the complex.

Tenants allege that they are refused repairs by the landlord or property manager because of their national origin, race, or sex — while other tenants receive timely repairs.

A landlord refuses to permit a resident with a disability to have a service or emotional support animal or requires a pet deposit for a service animal.

A lending institution says you have bad credit or income that's too low and you know that it is not true.

An insurance agent refuses to insure your home or drops your insurance because you are in a "high-risk" neighborhood.

A landlord is requiring a passport, birth certificate, or any document that reveals your age, race, national origin, or alien/citizenship status.

If you have experienced any of these types of difficulties with your application, lease, or lease renewal and you believe you are being denied housing or treated differently, please contact the

**Tompkins County Office of Human Rights** 

