



The Housing Rights Center's (HRC) mission is to actively support and promote freedom of residence through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law.

Since 1968, HRC has identified and addressed the challenges of housing discrimination without interruption, and continues to expand and diversify its services and programs to meet the need and ever changing issue of fair housing.

HRC provides residents within the Los Angeles and Ventura Counties with free (1) housing discrimination investigation, (2) enforcement and impact litigation, (3) outreach and public education, and (4) landlord-tenant counseling.

Call HRC today to learn about your rights and responsibilities.

## Housing Rights Center

**For Free Assistance,  
Please Call:**

**Toll Free: (800) 477-5977  
TTY Users: (213) 201-0867  
Fax: (213) 381-8555**

**[www.housingrightscenter.org](http://www.housingrightscenter.org)**

**Los Angeles Office  
3255 Wilshire Blvd  
Suite 1150  
Los Angeles, CA 90010**

**Van Nuys Office  
6320 Van Nuys Blvd., Ste. 311  
Van Nuys, CA 91401**

**Pasadena Office  
Jackie Robinson Center  
1020 N. Fair Oaks Avenue  
Pasadena, CA 91103  
Phone: 626-791-0211**

Walk-in Clinics are also conducted in  
Alhambra, Carson, East Los Angeles,  
Inglewood, Lancaster, Monterey Park,  
Palmdale & West Los Angeles.

*Visit our website for clinic days & hours*



**FAIR HOUSING  
KNOW YOUR RIGHTS**

# Landlords and Fair Housing



**Your Rights And  
Responsibilities As A  
Housing Provider**

**For Assistance, Please Call  
(800) 477-5977**

## Have You Ever Said?

*"We don't take kids on the second floor."*

*"We prefer married couples."*

*"No pets allowed. No exceptions."*

*"I don't think this area is right for you."*

### **IF SO, YOU MAY HAVE VIOLATED THE LAW!**

Civil rights laws protect all of us. We have the right to inherit, purchase, lease, sell, hold, or convey real property. As owners or their agents, you have the right to choose the most qualified prospective tenant.

However, considerations such as race, color, religion, gender, national origin, familial status, mental or physical disability, sexual orientation, marital status, ancestry, age, income source, or any other arbitrary basis cannot influence your rental decision.

To protect yourself and your investment, it is important to know and understand your fair housing rights and responsibilities.

Remember, liability for breaking the fair housing laws *flows upward*. You are liable for any unlawful acts committed by the people you employ. **"I didn't know"** is not a valid defense.

## Rights & Responsibilities of Property Owners & Managers

### **As a property owner or manager you have the right to:**

- Screen potential tenants based on their ability to meet objective qualifications.
- Request a complete rental application.
- Require a reasonable monthly income.
- Require tenants to comply with building rules and conditions.

### **As a landlord or property manager, you must:**

- Consider all applicants equally.
- Not indicate any preferences when advertising or showing properties.
- Give all applicants accurate, complete occupancy dates and rental terms or conditions and information about other available units.
- Allow reasonable accommodations or modifications for people with disabilities.
- Refrain from making written or verbal inquiries about an applicant's race, ethnicity, religion, sex, marital or familial status.

## What is Fair Housing?

Fair Housing means that people have the right to live where they choose without fear of discrimination based on their personal characteristics.

Federal and State fair housing laws prohibit discrimination based on the following characteristics:

- Race
- Color
- Religion
- Gender
- National Origin
- Familial Status  
(\* Families with children under 18)
- Physical or Mental Disability
- Sexual Orientation
- Marital Status
- Ancestry
- Age
- Source of Income
- Or Other Arbitrary Basis

Contact HRC if you would like to attend a *Fair Housing Certification Training*. The training provides an in-depth approach to the fair housing laws, includes self-evaluated tests and a certificate of completion.