

## DID YOU KNOW...

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. We offer comprehensive Property Management Trainings, in English and Spanish, that will give you practical and useful information on how to comply with the law.

**Call 800-477-5977**  
**for more information.**

**FOR MORE INFORMATION,  
CONTACT US:**

**800.477.5977**

**WWW.HRC-LA.ORG**

**LOS ANGELES:**

520 S. Virgil Avenue, Suite 400  
Los Angeles, CA 90020  
Phone: 213.387.8400  
Fax: 213.381.8555

**PASADENA:**

1020 N. Fair Oaks Avenue  
Pasadena, CA 91103  
Phone: 626.791.0211

**WEST LOS ANGELES:**

3415 S. Sepulveda Blvd., Suite 150  
Los Angeles, CA 90034  
Phone: 800.477.5977

**FAIR HOUSING COUNCIL OF  
SAN FERNANDO VALLEY**

8134 Van Nuys Boulevard #206  
Panorama City, CA 91402  
Phone: 818.373.1185  
Fax: 818.373.1193

**FAIR HOUSING FOUNDATION**

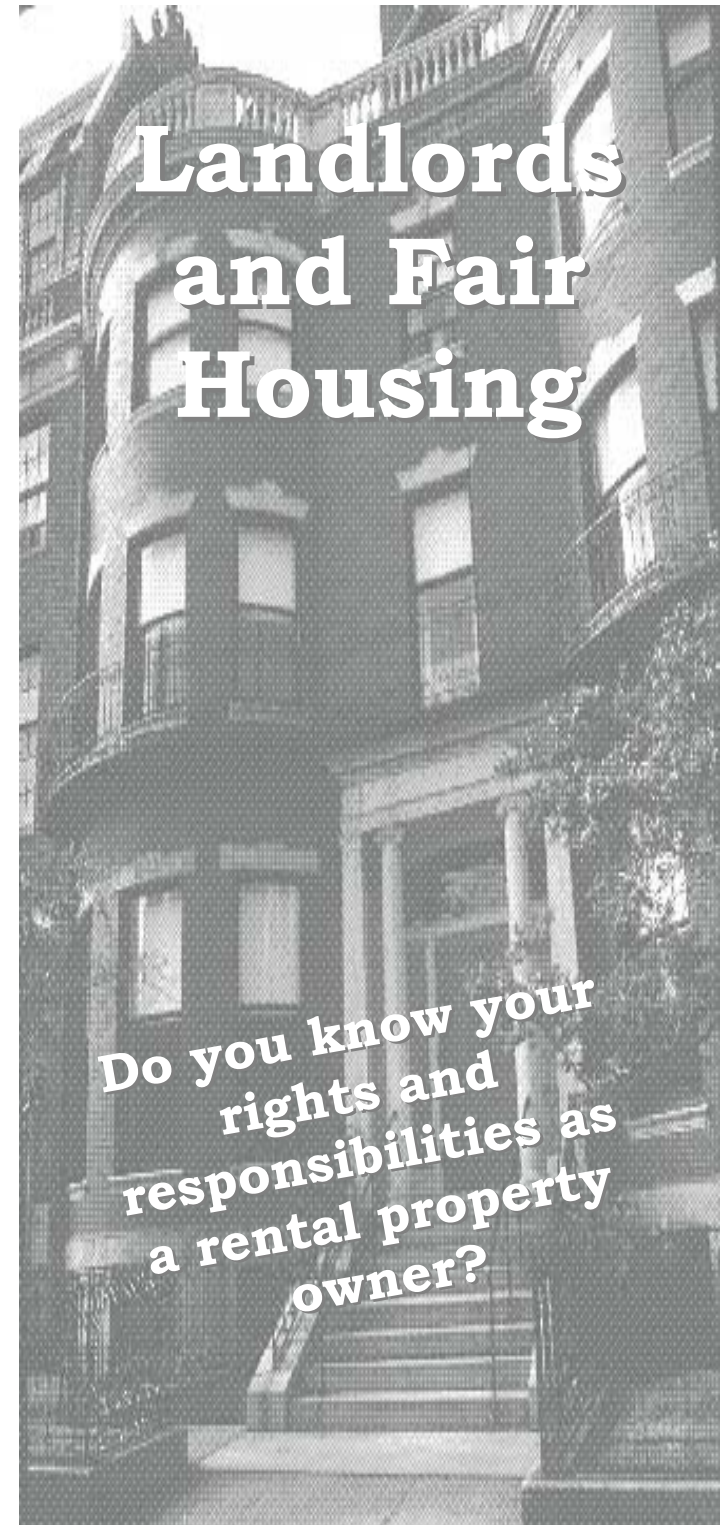
**LONG BEACH:**

3605 Long Beach Blvd., Suite 302  
Long Beach, CA 90807  
800.446.3247  
Phone: 562.989.1206

**LOS ANGELES:**

4401 Crenshaw Boulevard #317  
Los Angeles, CA 90043  
Phone: 323.295.3302  
Fax: 323.295.4660

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# Landlords and Fair Housing

**Do you know your  
rights and  
responsibilities as  
a rental property  
owner?**

## Have you ever said or wanted to say...

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

*"We prefer married couples."*

*"I don't want to put ramps in for your wheelchair since it would cost too much money."*

*"No pets allowed. No exceptions."*

***If so, you have probably violated the law!***

Property owners are responsible for their agents' actions. Both can be held legally liable for discriminatory practices. Ignorance of the law is not a defense!

Contact your local fair housing organization. With pro-active fair housing training and presentations, we can help you avoid liability. Our comprehensive fair housing sessions have been developed specifically for rental property managers.

***Call us at 800-477-5977  
for session dates and  
times.***

## Rights of Apartment Owners & Managers

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.

### FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION BASED ON:

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

## Responsibilities of Apartment Owners & Managers

As a landlord or property manager, you must:

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