

LLT & Fair Housing Basics

fill out your pre test!

Why are there Fair Housing Laws, examples that apply to rental housing.

- Federal Fair Housing Act
- State Fair Housing Act
- 1973 Rehabilitation Act

- Make housing unavailable
- Set different terms, conditions or privileges for sale or rent.
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rent

Seven Protected Classes

- race
- color
- religion
- national origin
- gender
- familial status
- disability

More Prohibited activities

- Persuade owners to sell or rent, for a profit (blockbusting), or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

Two Additional Protected Classes under Ohio Law

- ancestry
- military status

It's the rule: be consistent

- advertising/soliciting
- offering
- leasing
- management

Two "Classes" in HUD assisted housing

- Lesbian, Gay, Bisexual, Transgender (LGBT)
- Victims of Domestic Violence

...Except when someone says, 'because of my disability'

- Reasonable accommodation: change in a policy, procedure, rule
- Reasonable modification: change in the physical structure
- Fair Housing Act vs. Section 504 of 1973 Rehabilitation Act

Prohibited Activities

- Refuse to rent or sell housing

Questions and Discussion of Fair Housing Topics (fill out your post test)

Spencer Wells Coalition on Homelessness and Housing in Ohio
toll free 888-485-7999 rentinfo@cohhio.org
Join the RHINO network: <http://home.rhinohio.com/participate>



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Rights and Duties of Landlords and Tenants 5321.04 and 5321.05

Repairs 5321.07

- give written notice, wait reasonable time, then
- deposit rent with court, ask court for order, terminate rental agreement
- exceptions: If gave notice, tenant caused damage
- retaliation prohibited

Rental Agreements

- Prohibited in a rental agreement 5321.13
- Unconscionable terms 5321.14
- Prohibited actions 5321.15
- Good cause: HUD, RD, & Tax Credit.
- Protection of Tenants in Foreclosure Act (PTFA)

Termination and Eviction

- termination for cause
- termination of a periodic agreement
- termination by tenant
- notice to vacate
- summons and hearing
- set out

Right of Access to the dwelling unit

- 24 hour notice
- reasonable time
- reasonable manner
- no harassment

Security Deposits

- 30 days after tenant gives up occupancy, terminates tenancy
- written forwarding address
- if deductions, written itemized statement
- interest

Questions and Discussion on Landlord Tenant Law

For more info:

LLT and FH: A website of info on Landlord Tenant and Fair Housing issues and concerns. <http://codes.ohio.gov/orc/4112>
<https://sites.google.com/site/lltandfh/>

Ohio Landlord Tenant Law
<http://codes.ohio.gov/orc/5321>

Ohio Eviction Law
<http://codes.ohio.gov/orc/1923>

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