

Fair Housing Awareness Quiz

The following scenarios **may** or **may not** involve an illegal housing discrimination issue.

1. A landlord informs an applicant with children that the public school across the street is scheduled to be closed next year.
2. A disabled tenant in a "no pets" apartment complex asks to have a service dog as a reasonable accommodation. The landlord informs the tenant that he can have a dog as long as it is not the type of dog that is on a "dangerous breed" list supplied by the owner's insurance company.
3. A property management company has a minimum income screening policy. A disabled applicant, who relies on a limited disability income, asks that his parents co-sign his lease to help him meet the minimum income criteria. The property manager tells the applicant that the company has a "no co-signer" policy and that he cannot allow the applicant's parents to co-sign.
4. An apartment complex enforces a 10 p.m. curfew for minors on the complex property.
5. A resident manager tells a tenant, who suffers from seizures, that he needs to have someone near him when he uses the swimming pool because of potential liability in case he drowns.
6. A property manager asks an applicant to sign a release form so that she can contact the welfare department to verify the applicant's welfare income. The applicant refuses because she is concerned about her right to privacy. The manager rejects her application.
7. A resident manager gives an eviction warning notice to a tenant with children because of frequent and loud noise from the children.
9. A tenant with a disability needs to have a person live with him to help him care for himself. He asks his landlady if he may have a live-in aide. The landlady grants the request on condition that the aide sign an agreement that states the aide is not a tenant and that he will move out when he is no longer needed as an aide.
10. An apartment complex has a written policy that states: "For safety purposes - No children in the health club without adult supervision."
11. A disabled tenant in a federally-subsidized complex requests that grab bars be installed in her bathroom. The property manager agrees to do so, if the tenant pays for the cost of the bars and installation.
12. A disabled tenant in a "no pets" complex provides a doctor's note to her resident manager that states that the tenant "would benefit from a companion animal." The resident manager tells the tenant that she cannot make an exception to the policy based on the doctor's note.
13. A federally subsidized apartment complex has some accessible units for persons with physical

disabilities. Because there is no one at the complex who needs an accessible unit, the complex allows a non-disabled family to occupy one of those units.

14. A mentally-ill tenant receives an eviction notice because his illness causes him to frequently scream and yell at night, which disturbs other tenants.
15. A resident manager notices that a tenant frequently baby-sits a couple of children. The manager informs the tenant that she cannot continue to baby-sit because she is not allowed to run a child care business out of her apartment.