

Landlords Must Accept Section 8 Vouchers

Source of Income
Discrimination in DC



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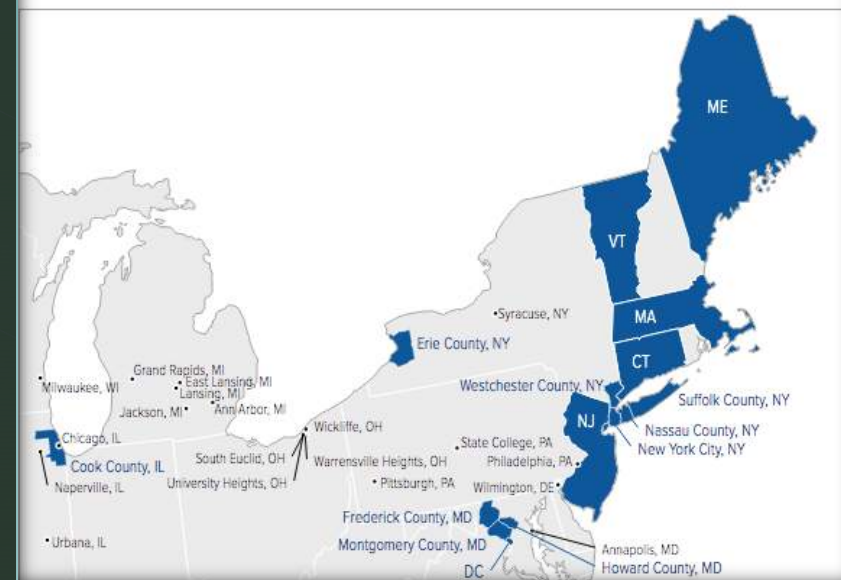
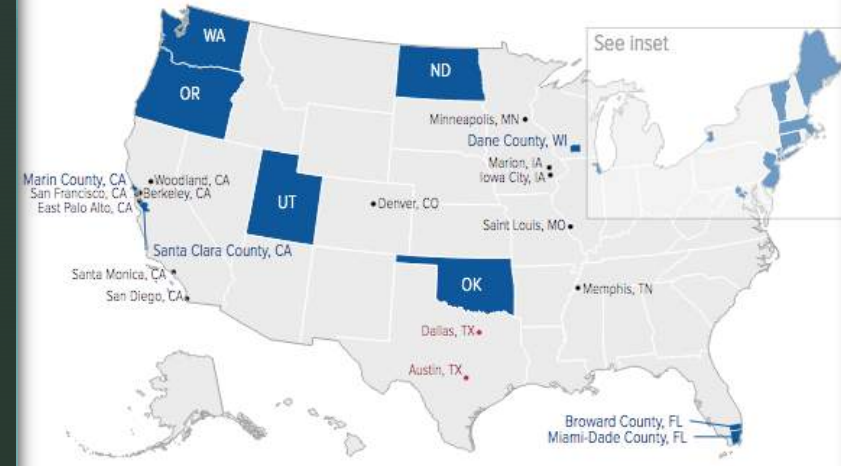


**On July 23, 2020
D.C. Filed 8 Source
of Income
Discrimination
Cases Against
Landlords**



A Growing Number of Jurisdictions Have Source of Income Discrimination Laws

Laws Prohibiting Discrimination Against Voucher Households



Human Rights Act D.C. Code §2-1402.21

- It shall be an unlawful discriminatory practice to [*refuse or fail to initiate or conduct any transaction in real property*] wholly or partially for a discriminatory reason based on the actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, disability, matriculation, political affiliation, *source of income*, status as a victim of an intrafamily offense, or place of residence or business of any individual...



D.C. Landlords Must Know their Obligations and Comply with the Law

- Ignorance of the law is not an excuse.
- The District or housing nonprofit need NOT show that a landlord has a discriminatory intent.
- Administrative burden of dealing with the DC Housing Authority, even for out-of-state landlords, is not a defense to a discrimination claim.



Recent Source of Income Case Results

Case	Result
D.C. v. Curtis Investment Group	\$900,000 Settlement
D.C. v. Daro Realty LLC et. al.	<i>Pending</i>
Equal Rights Center v. Lenkin Company Management et. al,	<i>\$125,000 Settlement</i>
Equal Rights Center v. Belmont Crossing Apartments et. al.	<i>\$310,000 Settlement</i>
Equal Rights Center v. Barac Company	<i>\$85,000 Settlement</i>
Equal Rights Center v. Ashkan Azami	<i>\$70,000 Settlement</i>
Equal Rights Center v. Pahwa	<i>\$50,000 Settlement</i>
National Fair Housing Alliance v. Travelers Indemnity Company	<i>\$450,000 Settlement</i>



Additional Information and Resources

If you have questions about your legal obligations as a D.C. landlord, I invite you to contact me, visit my website for additional resources, or use the online scheduling tool to book an appointment for a consultation:

- Phone: 202.461.2400
- Email: Info@lawrjb.com
- Resources: <https://lawrjb.com/resources>
- Online scheduling tool: <https://lawrjb.com/appointment-booking>

