



Department of Fair Employment & Housing

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Modesto Apartment Complex Owner Meadow Lakes, LLC, to Pay \$50,000 to Settle Housing Disability Discrimination Case *Tenancy allegedly terminated for "medical" reasons*

Sacramento, California— The California Department of Fair Employment and Housing has reached a \$50,000 settlement in a housing disability discrimination case with Modesto apartment complex owner Meadow Lakes, LLC and its property manager. The case involved a tenant who alleged her lease was illegally terminated based on her disability.

The former tenant filed a complaint with the DFEH on April 27, 2017 alleging that Meadow Lakes, LLC terminated her lease because throughout her tenancy, she experienced multiple medical emergencies that required the assistance of an ambulance to transport her to the hospital. The property manager allegedly reported that other residents had complained about these emergencies.

DFEH found cause to believe a violation of the Fair Employment and Housing Act occurred and on June 11, 2018, filed a superior court complaint in Stanislaus County (Case Number CV18000934) alleging Meadow Lakes, LLC and its property manager engaged in illegal discriminatory housing practices.

To settle the case, Meadow Lakes, LLC agreed to pay \$50,000. "Housing providers cannot terminate or decline to renew a lease simply because they disfavor tenants with disabilities," said Kevin Kish, Director of the DFEH. "And to the extent a tenant with a disability needs a reasonable accommodation, landlords must provide it unless it would constitute an undue financial or administrative burden, a fundamental alteration of the program, a direct threat to the health and safety of others, or would cause substantial physical damage to the property of others.

DFEH Staff Counsel David Cullen represented the Department.

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The DFEH is the state agency charged with enforcing California's civil rights laws. The mission of the DFEH is to protect the people of California from unlawful discrimination in employment, housing and public accommodations and from hate violence and human trafficking. For more information, visit the DFEH's web site at www.dfeh.ca.gov.

