



# OHIO CIVIL RIGHTS COMMISSION

## Fair Housing Rights & Responsibilities

### Fair Housing

In 1965, state legislation was enacted to prohibit discrimination in the rental or purchase of homes and in other housing related activities. All persons in the protected classes have the right to live wherever they can afford to buy a home or rent an apartment.

The law states that it is unlawful on the basis of race, color, sex, national origin, ancestry, religion, disability, military status or familial status to do any of the following: ***\*\*Age is not a protected class in housing.\*\****

- Discriminate in the terms, conditions or privileges of selling or renting.
- Refuse to rent, sell, negotiate, finance or insure housing accommodations.
- Represent to any person that housing is unavailable for sale or rental when it is available.
- Refuse to lend money for the purchase, construction, repair, rehabilitation or maintenance of housing accommodations or residential property.
- Coerce, intimidate, threaten or interfere with the exercise or enjoyment of housing rights.
- Make any inquiry or elicit information or keep records concerning a person's protected class.
- Print, publish or circulate any statement or advertisement which would indicate a preference or limitation.

### Protections for Persons with Disabilities:

If you or someone associated with you has a physical or mental disability, a record of such a disability or are regarded as having such a disability, your landlord may not:

Refuse to allow you to make reasonable modifications to your dwelling or common areas, at your expense, if necessary for the disabled person to use the housing, OR

Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing, OR

Design and construct covered dwellings that are inaccessible.

**If you suspect that there was housing discrimination, report it!** File a complaint with your local OCR office either in person, by telephone or on our website ([www.crc.ohio.gov](http://www.crc.ohio.gov)). Charges must be filed within one year from the date of harm. All services are **free** of charge.

In the meantime, make immediate detailed notes of your experience, including the date, time, name of agent or landlord, and what you saw or were told.

Collect and keep copies of advertising, letters or other relevant written correspondence.

### Regional Offices

Akron Regional Office  
Ocasek Government Building  
161 S. High St., Suite 205  
Akron, OH 44308  
330-643-3100  
330-643-3120 (Fax)

Cleveland Regional Office  
Lausche State Office Building  
615 W. Superior Avenue  
Suite 885  
Cleveland, OH 44113  
216-787-3150  
216-787-4121 (Fax)

Columbus Regional Office  
Rhodes State Office Tower  
30 E. Broad St., 4th Floor  
Columbus, OH 43215  
614-466-5928  
614-466-6250 (Fax)

Dayton Regional Office  
Point West III  
3055 Kettering Blvd, Suite 111  
Dayton, OH 45439  
937-285-6500  
937-285-6606 (Fax)

Toledo Regional Office  
One Government Center  
640 Jackson St., Suite 936  
Toledo, OH 43604  
419-245-2900  
419-245-2668 (Fax)

Cincinnati Satellite Office  
Mid-Pointe Towers  
7162 Reading Rd., Suite 1005  
Cincinnati, OH 45237  
513-351-2541  
513-351-2616 (Fax)



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## Mediation and Conflict Resolution

### Mediation Program

Mediation is an informal and efficient process that is facilitated by a neutral third party and is designed to assist parties in reaching a resolution. This process provides parties with a non-adversarial approach to resolving conflicts.

### Why Choose Mediation?

The Ohio Civil Rights Commission's (OCRC) mediation program was developed and implemented in 1997. On average, the OCRC is able to successfully resolve approximately 85% of all cases that undergo mediation.

- **Voluntary participation**

All parties to a charge of discrimination must agree to participate in order for the process to begin.

- **Confidential**

Communication disclosed during the mediation will be kept confidential and will not be shared.

- **Fair and impartial**

The mediator facilitates communication and does not mandate a resolution.

- **Save time & money**

There is no charge for our mediation services and is scheduled at a convenient time for all of the parties. Attempts are made to conduct the mediation within 45 days.

### Complaint Process

Any person who feels that they are a victim of discrimination because of their race, color, religion, sex, national origin, ancestry, disability, age, familial status (housing only) or military status may file a formal complaint with the OCRC. A person may also file on the basis of retaliation if they believe that they are retaliated against for exercising their right to file a charge, for participating in an investigation or for complaining about discrimination.

If the mediation process is unsuccessful or if one party does not wish to participate in mediation, the case will be referred to the investigative unit. Through a series of steps, which may include witness interviews, document requests and/or site visits, the Commission will determine whether or not discrimination has occurred.

All services are **free** of charge and complaints can be filed in person at your local OCRC office, by telephone or on our website ([www.crc.ohio.gov](http://www.crc.ohio.gov)) Charges must be filed within six months from the date of harm (or one year for cases alleging housing discrimination).

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