

State Human Relations Commission  
Fair Housing Complaints  
Received  
2011- 2016

SUMMARY OF FAIR HOUSING COMPLAINTS RECEIVED  
2011-2016

**FY 2011 1st Quarter Report**  
(Oct 1, 2010 -December 31, 2010)

1. Baker/Funk v. Pierce
  - a. Date Closed: 10/07110
  - a. Basis: Disability
  - b. Type of Closure: Withdrawn with Resolution \$1,425
  
2. McDowell v. Carter
  - a. Date Closed: 10/01110
  - b. Basis: Disability
  - c. Type of Closure: Withdrawn with Resolution
  
3. Gordy v. Bethel Villas
  - a. Date Closed: 12/01/10
  - b. Basis: Sex(Male)
  - c. Type of Closure: No Cause
  
4. Dayton v. Westwood Properties
  - a. Date Closed: 12/02/10
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliated
  - d. Settlement description: \$5,507; Received Parking space, 6 months rent (\$669 mo.) and \$1,493 in pmt. and attorney fees

**FY 2011 2nd Quarter Report**  
(January 1, 2011 -March 31, 2011)

1. Scott v. Cornell Management
  - a. Date Closed: 02/17111
  - b. Basis: Race(Black); Disability(Physical)
  - c. Type of Closure: No Cause
  
2. Rodriguez v. Griskowitz
  - a. Date Closed: 02/04/11
  - b. Basis: National Origin(Hispanic)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Cp. To dispossess herself of outside dog; Rp. To receive FH training; & both to enter into annual lease agreement.
  
3. McDade v. Green Meadows
  - a. Date Closed: 01/02/11

- b. Basis: Disability(Physical)
- c. Type of Closure: Withdrawn with resolution
- d. Settlement description: Accommodation granted

**FY 2011 3rd Quarter Report**  
(April 1, 2011 -June 30, 2011)

1. Hepler v. Arbor Management LLC
  - a. Date Closed: 05/19/11
  - b. Basis: Disability(Physical/Mental)
  - c. Type of Closure: No Cause Determination
  
2. Wright v. Enclave at Stoney Ridge
  - a. Date Closed: 06/28/11
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliated
  - d. Settlement description: \$300; Received Parking space
  
3. O'Hara v. Arbor Management
  - a. Date Closed: 05/23/11
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliated
  - d. Settlement description: \$300
  
4. Mack v. Arbor Management
  - a. Date Closed: 05/03/11
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Withdrawn with resolution
  
5. Burton v. Applebaum Realty et al
  - a. Date Closed: 05/11/11
  - b. Basis: Race(Black)
  - c. Type of Closure: Conciliation
  - d. Settlement description: Respondent agree to offer Complainant units for the next 2 years without going through the process of applying and Fair Housing Training
  
6. Cabahug v. Stonebridge Apartment LLC
  - a. Date Closed: 06/16/11
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Accommodation Granted and Respondent will access the property to uniform handicap spots across the property.
  
7. Whyte v. Sovereign Properties Management LLC
  - a. Date Closed: 05/09/11
  - b. Basis: Disability(Mental)

- c. Type of Closure: Conciliated
  - d. Settlement description: \$200. to Cp., positive rental verification & early termination of rental.
8. Crowley v. Denbigh Hall Condominium Association
- a. Date Closed: 05/27/11
  - b. Basis: Race(Native American); Disability(Physical)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Accommodation granted
9. Hayford v. Autumn Run Apartments
- a. Date Closed: 06/22/11
  - b. Basis: Race(Black)
  - c. Type of Closure: Withdrawn with Resolution
  - d. Settlement description: Complainant received 3 months free rent at \$725.00 per month=\$2175.00
10. Devore v. Townsend Fields Development Co.
- a. Date Closed: 05/11/11
  - b. Basis: Disability(Physical/Mental)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Accommodation granted plus attorney fees of \$2,000.

**FY 2011 4th Quarter Report**  
(July 1, 2011 -September 30, 2011)

1. Washington v. School Bell Apartments
- a. Date Closed: 08/11/11
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause
2. Mells-Clymer v. GMAC Mortgage LLC
- a. Date Closed: 08/11/11
  - b. Basis: Race(Black); Sex(Female)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Complainant obtained modified mortgage
3. O'Bryant vs. Ingleside Homes
- a. Date Closed: 7/18/11
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Fair Housing Training to employees on 8/25/11; \$5,000 to complainant; \$1,000 to CLASI (attorney).

**FY 2012 1st Quarter Report**

(October 1, 2011 -December 31, 2011)

1. Grzybowski v. Strawberry Run Associated
  - a. Date Closed: 10/05/11
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Complainant agrees to vacate the unit and enter into a judgement by admission for half of the rent he owes.
  
2. Lehane v. Woodlea Affordable LLC
  - a. Date Closed: 12/21/11
  - b. Basis: Disability(Physical/Mental)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Respondents agreed to engage in training of both the staff and residents of Woodlea Apartments.
  
3. Coughlin v. Newell's Creek
  - a. Date Closed: 12/02/11
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution
  
4. Berry v. Cheeseman
  - a. Date Closed: 12/09/11
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause determination
  
5. Hinson v. Lake Forest Estates
  - a. Date Closed: 12/14/11
  - b. Basis: Race(Black); Familial Status
  - c. Type of Closure: Consent Decree
  - d. Settlement description: \$5,000 to Cp. for property taxes, \$2,000 to Cp. for lot rent and \$7,000 to Cp. for personal damages.

**FY 2012 2nd Quarter Report**  
(January 1, 2012 -March 31, 2012)

1. Hughes v. DE State Housing Authority
  - a. Date Closed: 02/08/12
  - b. Basis: Disability(Physical)
  - c. Type of Closure: No Cause determination
  
2. Rounds v. Fairville Mgmt.
  - a. Date Closed: 01/25/12
  - b. Basis: Race(White); Sex(Female)
  - c. Type of Closure: No Cause determination

3. Mercer v. Ghabra
  - a. Date Closed: 01/27/12
  - b. Basis: Race(Black)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Complainant received \$2,000 on agreement to withdrawal complaint.
4. Swanson v. Arbor Management
  - a. Date Closed: 03/12/12
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Accommodation granted-CP allowed to have service animal.
5. Cottingham v. Ministry of Caring, Inc.
  - a. Date Closed: 03/02/12
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliated
  - d. Settlement description: \$3,000 and fair housing training.

**FY 2012 3rd Quarter Report**  
(April 1, 2012 -June 30, 2012)

1. Szostkowski v. Maplewood Apts., et. Al
  - a. Date Closed: 06/25/12
  - b. Basis: Disability(Mental); Age
  - c. Type of Closure: Conciliated
  - d. Settlement description: Eviction order withdrawn, employee Fair Housing Training and additional special instructions.
2. Dudley v. Spring Run Apts.
  - a. Date Closed: 05/21/12
  - b. Basis: Race(Black); Disability(Physical)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Moved to another unit and granted accommodation
3. Shahin v. City of Dover
  - a. Date Closed: 06/25/12
  - b. Basis: National Origin
  - c. Type of Closure: Administrative closure(Non-responsive complainant)
4. Mullen v. Diamond Court II, et al.
  - a. Date Closed: 06/01/12
  - b. Basis: Race(Black)
  - c. Type of Closure: Withdrawn with resolution

5. Ekeada v. Cavalier Country Date
  - a. Closed: 06/08/12
  - b. Basis: Race(Black); Disability(Mental); National Origin(Nigerian)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Separate Stipulated Agreement
  
6. Butler v. DE Community Mgmt.
  - a. Date of Cause Finding: Cause finding in 2<sup>o</sup>d quarter -2/13112
  - b. Basis: Race(Black)
  - c. Election: Hearing of panel from State Human Relations Commission
  - d. Status of Cause Finding: Awaiting DAG charge
  
7. Green v. DE Community Mgmt.
  - e. Date of Cause Finding: Cause finding in 2nd quarter -2110/12
  - f. Basis: Race(Black)
  - g. Election: Hearing of panel from State Human Relations Commission
  - h. Status of Cause Finding: Disposition in Superior Court
  
8. Phillips v. Foremen
  1. Date of Cause Finding: Cause finding in 2nd quarter -2/13112
  - J. Basis: Race(Black)
  - k. Status of Cause Finding: Administrative Hearing; in favor of complainant.

**FY 2012 4th Quarter Report**  
(July 1, 2012 - September 30, 2012)

1. Comegys v. Konitzer
  - a. Date Closed: 08/16/12
  - b. Basis: Sex(Female); Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Complainant agrees to enter into a separate stipulated Agreement with the Respondent.
  
2. Walker v. City of New Castle
  - a. Date Closed: 09/19/12
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Complainant did not want to move forward with case day of Fact Finding Conference and withdrew his complaint.
  
3. Williams v. Friendship House
  - a. Date Closed: 09/14112
  - b. Basis: Familial Status(children)
  - c. Type of Closure: No Cause Finding
  
4. Ward v. White House Beach

- a. Date Closed: 08/30/12
- b. Basis: Disability(Physical)
- c. Type of Closure: No Cause Finding

**FY 2013 1st Quarter Report**  
(October 1, 2012 -December 31, 2012)

- 1. Walker v. Fairville Management
  - a. Date Closed: 10/05/12
  - b. Basis: Age; Marital Status(Single)
  - c. Type of Closure: No Cause Finding
- 2. Kemp v. Lenape Builders
  - a. Date Closed: 11/01/12
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
- 3. King v. Hamm Date
  - a. Closed: 10/03/12
  - b. Basis: Race(Black)
  - c. Type of Closure: Administrative Closure(Non-responsive complainant)

**FY 2013 2nd Quarter Report**  
(January 1, 2013 -March 31, 2013)

**FY 2013 3rd Quarter Report**  
(April 1, 2013 -June 30, 2013)

- 1. Hayman v. City of Wilmington
  - a. Date Closed: 05/21/13
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
- 2. Vester v. Premier Prop. Management
  - a. Date Closed: 05/14/13
  - b. Basis: Race(Black); Disability(Mental); Familial Status(Children)
  - c. Type of Closure: Administrative Closure; Chancery Court disposition
- 3. Smith & Owens v. Leager
  - a. Date Closed: 06/27/13
  - b. Basis: Race; Creed
  - c. Type of Closure: Cause Finding
  - d. Settlement description: Complaint went to administrative hearing before a panel of commissioners who ruled in favor of respondent.

4. Floyd v. Wilson
  - a. Date Closed: 05/24/13
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
  
5. Wright v. Rockwood Apts
  - a. Date Closed: 06/25/13
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Complainant obtained the renewal of her lease and no longer wanted to pursue complaint.

**FY 2013 4rd Quarter Report**  
(July 1,2013 – Sep 30,2013)

1. Nalbone v. Nicholls
  - a. Date Closed: 08/29/13
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$500 and fair housing training
  
2. Patz v. Luthem Towers
  - a. Date Closed: 07/21/13
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Cause
  - d. Settlement description: withdrawn with resolution.
  
3. Briddell v. Pusey Date
  - a. Closed: 08/02/13
  - b. Basis: Race(Black); Sex(Female)
  - c. Type of Closure: No Cause Finding
  
4. Wright v. Rockwood Apts
  - a. Date Closed: 07/21/13
  - b. Basis: Disability(Physical)
  - a. Type of Closure: Withdrawn with resolution
  - b. Settlement description: withdrawn with resolution.
  
5. Nalbone v. Nicholls
  - a. Date Closed: 08/29/13
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$500 and fair housing training

**FY 2014 1st Quarter Report**

(Oct 1, 2013 -Dec 31, 2013)

1. Wright v. Rockwood Apts.
  - a. Date Closed: 10/24/13
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$481, Reasonable Accommodation and fair housing training
2. Wright v. Camp and Del 85 Associates
  - a. Date Closed: 10/30/13
  - b. Basis: Disability(Physical)
  - c. Type of Closure: No Cause Finding
3. Williams v. McKee Group
  - a. Date Closed: 12/30/13
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
4. Reutter v. Villa Belmont
  - a. Date Closed: 11/27/13
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution
  - d. Settlement description: Accommodation Granted and FH Training

**FY 2014 2nd Quarter Report**  
(Jan 1, 2014 -Mar 31, 2014)

1. CLASI v. Sovereign Properties Mgmt.
  - a. Date Closed: 01/28/14
  - b. Basis: National Origin
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$309, Apology letter, advertising as fair housing provider in brochure and website
2. Rascoe/Walker v. City of New Castle
  - a. Date Closed: 02/25/14
  - b. Basis: Disability(Physical/Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Grant reasonable accommodation, allow complainant to receive difference in voucher amount
3. CLASI v. Sussex Printing
  - a. Date Closed: 01/10/14
  - b. Basis: Race; Religion; Familial Status; Age and Marital Status
  - c. Type of Closure: Conciliation/Successful Settlement

- d. Settlement description: \$418, Fair Housing training, non-discriminatory policy posted in advertising.
4. Hill v. Arbor Mgmt.
    - a. Date Closed: 01/31/14
    - b. Basis: Disability(Physical)
    - c. Type of Closure: Withdrawn with resolution
    - d. Settlement description: Parties agree to reach a settlement agreement between themselves and thus cp withdrew the complaint.
  5. Harrington v. Harbor House
    - a. Date Closed: 01/09/14
    - b. Basis: Disability(Physical)
    - c. Type of Closure: Withdrawn with resolution
    - d. Settlement description: Respondent provided accessible access and will have FHT by 02/28/2014

**FY 2014 3rd Quarter Report**  
(Apr 1, 2014 -Jun 30, 2014)

1. Foraker v. Coulbourne
  - a. Date Closed: 06/24/14
  - b. Basis: Familial Status
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: CP to pay \$300.00 for lot rent, and reimbursement of \$700.00 from Nov. to present for time CP was charged \$400.00 for lot rent with just grandkids
2. CLASI v. Red Clay et. al.
  - a. Date Closed: 06/17/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$133, Ad in paper to vindicate public interest, change in policy, FH Training.
3. Green v. Nobles Pond Crossing
  - a. Date Closed: 06/20/14
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
4. Cosey v. M & D Rentals, LLC
  - a. Date Closed: 04/04/14
  - b. Basis: Race(Black)
  - c. Type of Closure: Withdrawn with resolution
5. Sims v. TD Bank
  - a. Date Closed: 06/24/14

- b. Basis: Race(Black); Sex(Female)
  - c. Type of Closure: No Cause
6. Gottlieb v. Village of Brandywine
- a. Date Closed: 06/17/14
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
7. Centeno v. Hunters Crossing
- a. Date Closed: 06/17/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliated
  - d. Settlement description: Accommodation granted

**FY 2014 4th Quarter Report**  
(July 1,2014-Sep 30,2014)

1. Motley v. Mill Creek Village
- a. Date Closed: 07/22/14
  - b. Basis: Race(Black)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: CP agrees to settlement of \$2,000.00.
2. Roseboom v. Wadhwa
- a. Date Closed: 08/27/14
  - b. Basis: Religion
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$250 pain and suffering, written apology, FH Training.

**FY 2015 1st Quarter Report**  
(Oct 1,2014-Dec 31,2014)

1. CLASI v. Metropolitan Management Group
- a. Date Closed: 12/23/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$500, Fair Housing advertisement and fair housing training
2. Barbis v. D'Orazio
- a. Date Closed: 12/05/14
  - b. Basis: National Origin
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$100
3. Nalbhone v. Affordable Homes Enterprises
- a. Date Closed: 10/13/14
  - b. Basis: Disability(Mental)

- c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$3,000, \$1,000 Victim Fund, Fair Housing advertisement
4. CLASI v. Bowdle & Slack, Elms Mgmt.
- a. Date Closed: 11/17/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$523 and fair housing training
5. CLASI v. Metrodev
- a. Date Closed: 12/23/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$500, Fair Housing advertisement and fair housing training
6. CLASI v. Parson Thome Apartments, et. al.
- a. Date Closed: 11/06/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$193.65, Updated Pet Policy, Fair Housing advertisement and fair housing training
7. Johnson v. Interstate Realty Mgmt.
- a. Date Closed: 10/11/14
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$2,500
8. Harrison v. DSHA
- a. Date Closed: 10/14/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Complainant received voucher
9. CLASI v. Lenape Properties Mgmt.
- a. Date Closed: 12/18/14
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$220.52
10. King v. Investors Realty
- a. Date Closed: 10/11/14
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
11. Custis v. Cornell Property Mgmt.

- a. Date Closed: 10/29/14
- b. Basis: Sex(Female)
- c. Type of Closure: Withdrawn with resolution

12. Hodes v. Severn Management Co.

- a. Date Closed: 10/03/14
- b. Basis: Disability(Physical)
- c. Type of Closure: Withdrawn with resolution

**FY 2015 2nd Quarter Report**  
(Jan 1, 2015 -March 31, 2015)

1. Hunter v. Persimmon Park Place Condo

- a. Date Closed: 01/23/15
- b. Basis: Race(Black)
- c. Type of Closure: No Cause Finding

2. Lyles v. Cornell Property Mgmt.

- a. Date Closed: 01/30/15
- b. Basis: Race(Black)
- c. Type of Closure: Withdrawn with resolution

3. White v. Loghan

- a. Date Closed: 03/14/15
- b. Basis: Disability(Mental)
- c. Type of Closure: Withdrawn with resolution
- d. Settlement description: Accommodation granted

4. Vester v. Premier Prop. Mgmt.

- a. Date Closed: 03/14/15
- b. Basis: Race(Black); Disability(Mental); Familial Status(Children)
- c. Type of Closure: Withdrawal w/out Resolution; resolved in Chancery Court

**FY 2015 3rd Quarter Report**  
(April 1, 2015 -June 30, 2015)

1. Zouri v. Harbor Club Apts.

- a. Date Closed: 05/19/15
- b. Basis: Religion; National Origin
- c. Type of Closure: Conciliation/Successful Settlement
- d. Settlement description: \$2,000, Fair Housing Training

2. Abdul-Akbar v. Windsor Apts.

- a. Date Closed: 05/15/15
- b. Basis: Disability(Physical)
- c. Type of Closure: Conciliation/Successful Settlement

- d. Settlement description: Complainant receives 1 BR Unit, Respondent given copy of Reasonable Accommodation Statute, Fair Housing Training
3. CLASI v. Rivercroft
    - a. Date Closed: 06/02/15
    - b. Basis: Disability(Physical/Mental)
    - c. Type of Closure: Conciliation/Successful Settlement
    - d. Settlement description: \$171, Fair Housing Training
  4. Turner v. Berkshire at Limestone Hills Condo
    - a. Date Closed: 05/13/15
    - b. Basis: Disability(Physical)
    - c. Type of Closure: Conciliation/Successful Settlement
    - d. Settlement description: Complainant receives parking space, Fair Housing Training
  5. Williams v. Windhurst HOA Board of Directors
    - a. Date Closed: 05/14/15
    - b. Basis: Familial Status(Children)
    - c. Type of Closure: No Cause Finding
  6. Cox/The ARC of DE v. Roeberg, et. al.
    - a. Date Closed: 06/01/15
    - b. Basis: Disability(Physical/Mental)
    - c. Type of Closure: Withdrawn with resolution

**FY 2015<sup>4th</sup> Quarter Report**  
(July 1,2015 – Sep30,2015)

1. Daniel v. Metropolitan Management Group
  - a. Date Closed: 07/14/15
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Reasonable Accommodation made for ramp
2. CLASI v. Dover Investors
  - a. Date Closed: 07/08/15
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Change in policy and training
3. CLASI v. Colonial Investment and Management Co.
  - a. Date Closed: 07/17/15
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Policy change, training and donation to charity

4. Diver v. Seascope Property Management
  - a. Date Closed: 08/27/2015
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$1,700 rent credit
  
5. Coleman v. Handler Corp.
  - a. Date Closed: 08/27/15
  - b. Basis: Race(Black)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$20,000 discount, Fair Housing Training
  
6. Alvarado v. Bahar Holding
  - a. Date Closed: 07116115
  - b. Basis: National Origin(Hispanic)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Made repairs to apartment, Professional extermination treatment, Forgiveness of court ordered late fees and payments of \$1,557.46, twelve month lease renewal, fair housing training.
  
7. Escalante v. Bahar Holding
  - a. Date Closed: 07/16/15
  - b. Basis: National Origin(Hispanic)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Policy change, training and donation to charity
  
8. Cruz v. Lenape Properties Inc.
  - a. Date Closed: 08/07/2015
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
  
9. Adams v. McKoy
  - a. Date Closed: 07115/2015
  - b. Basis: Sex(Male)
  - c. Type of Closure: Administrative Closure
  
10. Smith v. Aleman Investment Group
  - a. Date Closed: 09/06/15
  - b. Basis: Race(Black)
  - c. Type of Closure: Withdrawn with resolution
  
11. Conkey v. Apple Chase Apts.
  - a. Date Closed: 09/08/15
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with resolution

12. Moody v. Wilmington Housing Authority
  - a. Date Closed: 09/21/15
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Withdrawn with resolution

**FY 2016 1st Quarter Report**  
(Oct 1, 2015 -Dec 31, 2015)

1. CLAS! v. Metropolitan Management Group
  - a. Date Closed: 11/06/15
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$500 to non-profit charity that works with service animals, Adopt and Implement procedures for reasonable accommodation requests, Fair housing logo on publications and website, and finally fair housing training for current and future employees.
2. Velasquez v. Virage Properties, LLC.
  - a. Date Closed: 11/04/15
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
3. Anderson v. Borroughs et.al.
  - a. Date Closed: 12/22/15
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause Finding
4. Jones v. Hickman
  - a. Date Closed: 12/15/15
  - b. Basis: Familial Status(Children)
  - c. Type of Closure: Administrative Closure(Failure to cooperate)

**FY 2016 2nd Quarter Report**  
(Jan 1, 2016 -Mar 31, 2016)

1. Schultz v. Mastriana Property Management, Inc.
  - a. Date Closed: 03/22/16
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Reasonable Accommodation granted for a handicap parking spot and fair housing training.
2. Ochs v. Regal Contractors, LLC
  - a. Date Closed: 02/03/16

- b. Basis: Race(Asian); Sex(Female)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Monetary award of \$2,500, report of all reported home construction complaints and fair housing training for employees.
3. Bracy-Slezak v. The Hope House
- a. Date Closed: 03/04/16
  - b. Basis: Sex(Female); Sexual Orientation
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Permitted to live respondents dwelling for one additional month, Equal Opportunity Housing advertisement and fair housing training for employees.
4. Logeman v. Emery, Stoneybrook Associates
- a. Date Closed: 03/22/16
  - b. Basis: Disability(Mental)
  - c. Type of Closure: No Cause Finding

**FY 2016 3rd Quarter Report**  
(Apr 1, 2016 -Jun 30, 2016)

1. Sloan v. Cheer Apartments
- a. Date Closed: 06/2/16
  - b. Basis: Disability(Physical/Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Extension of lease and fair housing training.
2. Scherer v. Beachwood Court HOA
- a. Date Closed: 06/03/16
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: Approved Reasonable Modification request and fair housing training for HOA members and property manager.
3. The ARC of Delaware v. Sugar Maple Farms
- a. Date Closed: 06/28/16
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$55,500 in damages and fair housing training for employees.
4. Escalante v. Shazad LLC, et al
- a. Date Closed: 06/30/16
  - b. Basis: National Origin
  - c. Type of Closure: Conciliation/Successful Settlement

- d. Settlement description: \$6,000, 45 day extension of lease and fair housing training.
- 5. Escalante v. Shazad LLC, et al (Reprisal/retaliation)
  - a. Date Closed: 06/30/16
  - b. Type of Closure: Conciliation/Successful Settlement
  - c. Settlement description: \$6,000, 45 day extension of lease and fair housing training.
- 6. Cathell v. Seaford Preservations Association
  - a. Date Closed: 05/25/16
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Withdrawn with resolution
- 7. Legates v. Riverclub Investors Group
  - a. Date Closed: 06/27/16
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Withdrawn with resolution
- 8. Durham v. Braun & Micromotor Equipment Co.
  - a. Date Closed: 06/15/16
  - b. Basis: Sex(Sexual Harassment)
  - c. Type of Closure: No Cause Finding

**FY 2016 4th Quarter Report**  
(July 1, 2016 – Sep 30, 2016)

- 1. CLASI v. Pettinaro Residential
  - a. Date Closed: 08/3/16
  - b. Basis: Disability(Physical)
  - c. Type of Closure: Withdrawn with Resolution
- 2. Smith v. Aleman Investment Group
  - a. Date Closed: 09/06/16
  - b. Basis: Color; National Origin; Race (Black)
  - c. Type of Closure: Administrative Closure/Failure to Cooperate
- 3. Betz v. Swolensky et al
  - a. Date Closed: 09/28/16
  - b. Basis: Familial Status(Presence of children under 18)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: \$500; Fair Housing Training.
- 4. Gale v. Wilmington Housing Authority
  - a. Date Closed: 07/15/16
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Withdrawn with Resolution

5. Streater v. Christiana Farms Apts.
  - a. Date Closed: 09/29/16
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause

**FY 2017 1st Quarter Report**  
(Oct 1, 2016 – Dec 31, 2016)

1. Mohr v. Bean, Stones Tavern
  - a. Date Closed: 12/12/16
  - b. Basis: Race(Black)
  - c. Type of Closure: No Cause
2. Bardsley & Laux v. Sussex County Board of Adjustments
  - a. Date Closed: 11/28/16
  - b. Basis: Sex (Female); Sexual Orientation
  - c. Type of Closure: Withdrawn without resolution
3. Molitor v. Meadows at Shawnee
  - a. Date Closed: 12/28/16
  - b. Basis: Disability(Mental)
  - c. Type of Closure: Conciliation/Successful Settlement
  - d. Settlement description: “Equal Opportunity Housing” advertisement, approval of reasonable accommodation(above ground pool for therapy) with camouflaged, properly permitted and removed when no longer required.