

In case you haven't seen this article from the California Apartment Association Network News that is posted on its website (<http://www.caanet.org/>). The article might be useful someday to show to a recalcitrant landlord.

[Click here: What Are the Most Common Reasonable Accommodation Requests?](#)

<http://www.naylornetwork.com/caa-nwl/articles/index-v2.asp?aid=186949&issueID=24612>

CAA Network News

What Are the Most Common Reasonable Accommodation Requests?

In most cases, housing providers are legally required to grant accommodations for disabled tenants. An accommodation request can be denied if granting the accommodation would cause an undue financial or administrative burden for the housing provider, or would fundamentally alter their business.

According to the Housing Rights Center, here are the most common requests from tenants.

Service and Support Animals

While housing providers can establish a "no-pet policy" for their properties, tenants with disabilities who require the use of a service or emotional support animal for medical purposes, are entitled to an exception to the rule.

Unit Transfers

Tenants with disabilities can request to be transferred to another available unit of equal value, if the transfer is medically necessary. For instance, a tenant with a worsening physical disability should be allowed to transfer from their third-floor unit to a similar ground floor unit due to difficulties climbing the stairs.

Caregivers

Tenants with disabilities may find it medically necessary to have a 24-hour caregiver live in their unit. A request to have a live-in caregiver must be granted unless it poses an undue financial or administrative burden, or fundamentally alters the housing provider's business. Housing providers cannot require that a caregiver be added to the lease, and in most cases, a rent increase is not permissible.

Rent

Many disabled tenants receive social security income as their primary money source, and social security checks often arrive on the third day of the month or later. Monthly rent is usually due on the first day of the month. Disabled tenants may request that the housing provider accommodate their disability by moving their rent due date to coincide with their social security check. This would allow them to avoid paying costly late fees every month and/or be in constant risk of eviction.

Information for this article is from The Housing Rights Center ("HRC") WWW.HOUSINGRIGHTSCENTER.ORG which is the nation's largest nonprofit fair housing organization based in Los Angeles. The California Apartment Association works with HRC to inform rental property owners of important fair housing issues.
