



Maine Human Rights Commission

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INVESTIGATOR'S REPORT
MHRC # H16-0224, HUD # 01-16-4292-8
November 21, 2016

Joseph Murray & Alyssa Murray
individually and o/b/o minor children (Hampden)

v.

KC Management, Inc. (Orono)
and
Bradbury Apartments¹ (Hampden)

I. Summary of Case:

Complainants rented an apartment at Hampden Acres owned and managed by Respondents (the "Premises"). Complainants alleged that Respondents discriminated against them and their minor children in the terms and conditions of housing based on race, color, familial status, and disability. Complainants allege that Respondents refused to accommodate Mrs. Murray's disability by allowing her an assistance animal, and retaliated against Complainants by issuing them an eviction notice for requesting an assistance animal. The Maine Human Rights Commission Investigator conducted a preliminary investigation, which included a thorough review of the materials submitted by the parties and an Issues and Resolution Conference ("IRC"). Based on this information, the Investigator recommends that the Commission make a finding that there are reasonable grounds to believe unlawful discrimination occurred based on Complainants' disability and retaliation claims, and no reasonable grounds to believe unlawful discrimination occurred on their remaining claims.

II. Jurisdictional Data:

- 1) Date of alleged discrimination: April 11, 2016 (eviction notice).
- 2) Date complaint filed with the Maine Human Rights Commission ("Commission"): May 2, 2016.
- 3) Respondent KC Management, Inc. manages 210 apartments (including the Premises) and Respondent Bradbury Apartments owns 54 apartments (including the Premises); both Respondents are believed to be owned by the same owner ("Owner"). Both are subject to the Maine Human Rights Act ("MHRA") and the federal Fair Housing Act, as well as state and federal housing regulations.

¹ Complainants named Bradbury Apartments as a Respondent in their Complaint; Respondent stated that its legal corporate name is Bradbury Apartments, Inc. As Complainants did not amend their Complaint, Respondent will continue to be named here as Bradbury Apartments.