



# Maine Human Rights Commission

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## INVESTIGATOR'S REPORT MHRC # H16-0372, HUD # 01-16-4388-8

December 21, 2016

Justin Engstrom (Bangor)

v.

D & L Apartments<sup>1</sup> (Hampden)

### I. Summary of Case:

Complainant alleged that Respondent discriminated against him in the terms and conditions of the housing application process based on disability when Respondent said that it did not accept dogs, including assistance animals. Respondent, the owner of the property Complainant inquired about renting, denied discrimination. The Maine Human Rights Commission Investigator conducted a preliminary investigation, which included a thorough review of the materials submitted by the parties and telephone interviews. Based on this information, the Investigator recommends that the Commission make a finding that there are reasonable grounds to believe Respondent discriminated against Complainant in housing on the basis of disability.

### II. Jurisdictional Data:

- 1) Date of alleged discrimination: June 10, 2016.
- 2) Date complaint filed with the Maine Human Rights Commission ("Commission"): August 2, 2016.
- 3) Respondent owns 33 residential housing units located at six properties and is subject to the Maine Human Rights Act ("MHRA") and the federal Fair Housing Act, as well as state and federal housing regulations.
- 4) Respondent is represented by Joshua Tardy, Esq. Complainant is not represented by counsel.

### III. Development of Facts:

- 1) Complainant provided the following in support of his claims:

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<sup>1</sup> Complainant named D & L Apartments as the Respondent in his Complaint; Respondent provided that its legal name is D & L Apartments, Darrell Sproul. As Complainant did not amend his Complaint, Respondent will continue to be named here as D & L Apartments.