



Maine Human Rights Commission

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INVESTIGATOR'S REPORT H16-0438A&B; HUD No.: 01-17-4912-8 January 19, 2017

Jonathan Parsons (South Portland)

v.

**The Grand Beach Inn (Old Orchard Beach) &
Portland Avenue Associates (Old Orchard Beach)**

I. Summary of Case:

Complainant Jonathan Parsons, a prospective tenant of The Grand Beach Inn ("Inn")¹, alleged that Respondents (the Inn's owner and managers) discriminated against him based on his disability when they refused to allow him the use of his assistance animal and when they refused to rent to him. Respondents denied discriminating against Complainant based on his disability, and stated that Complainant's credit score prevented him from renting a room. The Investigator conducted a preliminary investigation, which included reviewing all of the documents submitted by the parties, holding an Issues and Resolutions Conference ("IRC"), and requesting additional information. Based upon all of this information, the Investigator recommends that the Commission find that there are reasonable grounds to believe that Respondents discriminated against Complainant based on his disability by stating that they would not accept his assistance animal, and also find that there are no reasonable grounds to believe that Respondents discriminated against Complainant by refusing to rent to him.

II. Jurisdictional Data:

- 1) Dates of alleged discrimination: September 19, 2016 through October 1, 2016.
- 2) Date complaint filed with the Maine Human Rights Commission ("Commission"): October 11, 2016.
- 3) Respondents are subject to the Maine Human Rights Act ("MHRA") and the federal Fair Housing Act ("FHA"), as well as state and federal housing regulations.
- 4) None of the parties is represented by counsel.

III. Development of Facts:

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

¹ Complainant named The Grand Beach Inn and Portland Avenue Associates as Respondents in his Complaint. Respondents provided that "Portland Avenue Associates" is the Inn's legal name; it does business under the name Grand Beach Inn. The Inn and Portland Avenue Associates are referred to collectively as Respondents in this report.