



Maine Human Rights Commission

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INVESTIGATOR'S REPORT

MHRC No. H17-0240-A, B; HUD No. 01-17-7285-8

August 9, 2017

Elizabeth Thompson¹ (Dedham, MA)
and Tennyson Martin (Dedham, MA)

v.

J.G.Q. Property Management, Inc.² (Bangor)
and Joe Quinn (Bangor)

I. Summary of Case:

Complainants alleged that Respondents, a property management company and one of its employees, discriminated against them in housing by conditioning the use of an assistance animal on unlawful terms and conditions. Respondents denied discrimination and stated that Complainants were permitted to use an assistance animal after coming to an agreement with Respondents. The Investigator conducted a preliminary investigation, which included reviewing all documents submitted by the parties and holding an Issues and Resolution Conference (“IRC”). Based upon this information, the Investigator recommends that the Commission find that there are reasonable grounds to believe that Respondents subjected Complainant 2 to disability discrimination by conditioning the use of an assistance animal on unlawful terms and conditions, but no reasonable grounds to believe Respondents did the same to Complainant 1.

II. Jurisdictional Data:

- 1) Dates of alleged discrimination: August 12, 2016 to September 14, 2016.
- 2) Date complaint filed with the Maine Human Rights Commission (“Commission”): May 18, 2017.
- 3) Respondents are subject to the Maine Human Rights Act (“MHRA”), 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 The Investigator will refer to Elizabeth Thompson as “Complainant 1” and Tennyson Martin as “Complainant 2”.

² Complainant named Respondents as “J.G.Q. Property Management, Inc.” (“Management Company”) and “Joe Quinn” (“Manager”); Respondents stated that the correct legal name of the Management Company is “JGQ Property Management Inc”. Because Complainants did not amend their complaint, the names they used have been retained. The Complainants did not name the owner of the subject property as a Respondent in this case.