



Maine Human Rights Commission

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INVESTIGATOR'S REPORT
MHRC # H18-0028-A/B; HUD # 01-18-9036-8
May 3, 2018

Shane Robertson (Saco)

v.

**Carol Starbird Crawford (South Portland) &
Robb Allen Crawford (South Portland)**

I. Summary of Case:

Complainant Shane Robertson inquired about a rental listed by Respondents Robb Allen Crawford (“Manager”) and Carol Starbird Crawford (“Owner”) who co-own the apartment building; Manager has primary management responsibility for the building. Complainant alleged that Respondents discriminated against him based on familial status when they treated him differently in the terms and conditions of housing and refused to continue to consider renting to him. Respondents denied discrimination and stated they did not wish to rent to Complainant because of his large-breed dog. The Investigator conducted a preliminary investigation, which included reviewing the documents submitted by the parties, holding an Issues & Resolution Conference (“IRC”), and requesting additional information. Based upon this information, the Investigator recommends a finding that Respondents discriminated against Complainant on the basis of familial status.

II. Jurisdictional Data:

- 1) Dates of alleged discrimination: January 8, 2018.
- 2) Date complaint filed with the Maine Human Rights Commission (“Commission”): January 24, 2018.
- 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) Complainant is not represented by counsel. Owner is represented by Michael F. Vaillancourt, Esq.; Manager is represented by Michael F. Vaillancourt, Esq. and Jeremy Dean, Esq.

III. Development of Facts:

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

Complainant, who is married with a wife and three minor children, responded via email to a listing Respondents posted online for a large two-bedroom apartment (“Subject Apartment”). Complainant and