

# Eviction & the Fair Housing Act



Eviction policies can result in discriminating against certain groups protected under the Fair Housing Act including those with disabilities because:

- Often these groups have lower incomes which makes it difficult for them to keep up with the rising costs of housing and paying rent.
- Sometimes rent due dates do not coincide with the timing of Social Security payments or employer paychecks.
- Landlords usually start the eviction process immediately after rent payment is late instead of waiting a reasonable amount of time for the person to catch up.

Landlords should be fair and consistent in their eviction practices because people who are evicted face increased negative physical and mental health outcomes and are at higher risk for dying.

Persons with disabilities can request and receive reasonable accommodations such as allowing a different due date for rent. For instance, a person may need a different due date because her Social Security payment comes on the second Tuesday of each month and rent is due on the 1st and late on the 3rd.

## Need Assistance?

Visit [www.DRTx.org/HUDcomplaint](http://www.DRTx.org/HUDcomplaint) to use our free online tool that helps you create your complaint letter.

If you need help asking for a reasonable accommodation due to credit history, contact the Disability Rights Texas housing team at 1-800-252-9108 or request help online at [Intake.DRTx.org](http://Intake.DRTx.org).

If you are still unable to get the accommodation, you can file a complaint with HUD's housing discrimination complaint website:

[tinyurl.com/HUDHousingComplaint](http://tinyurl.com/HUDHousingComplaint) or via email at [ComplaintsOffice06@HUD.gov](mailto:ComplaintsOffice06@HUD.gov).



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