

AKRON CANTON CLEVELAND COLUMBUS BONITA SPRINGS JACKSONVILLE



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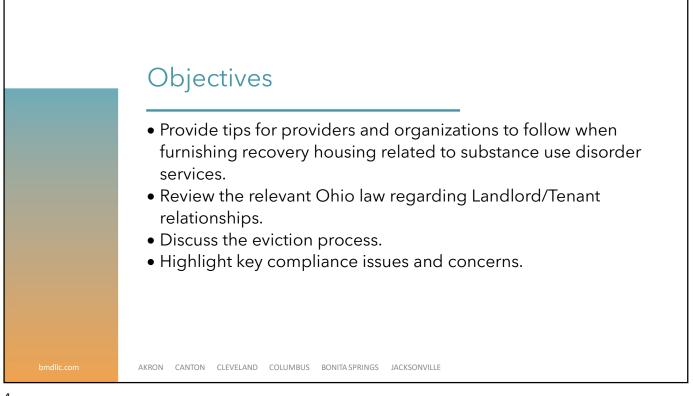
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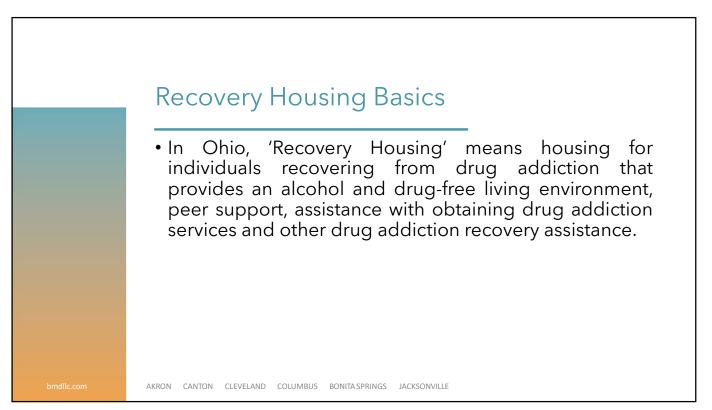
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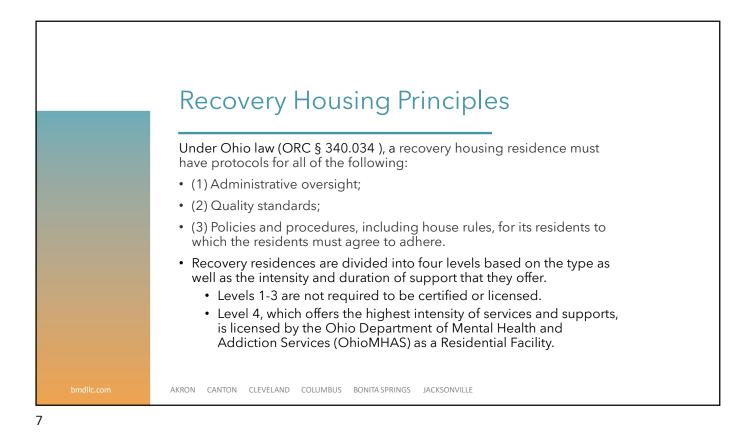


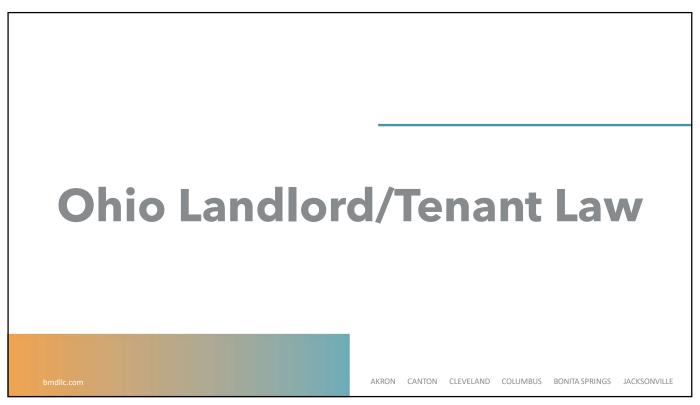




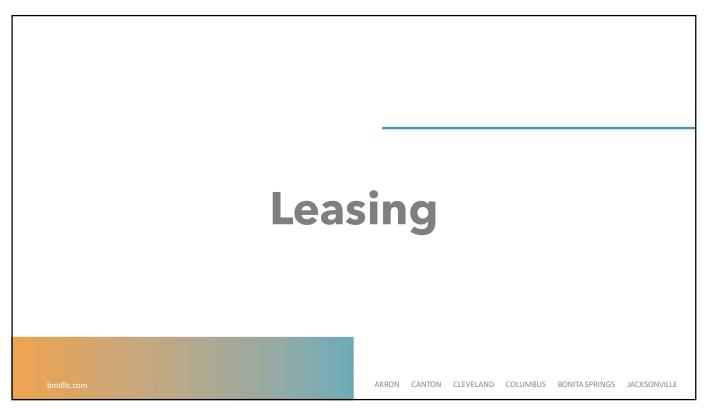




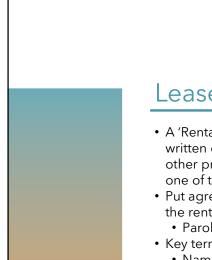








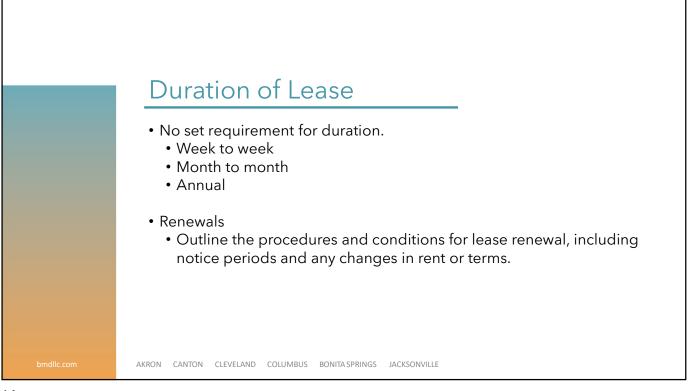


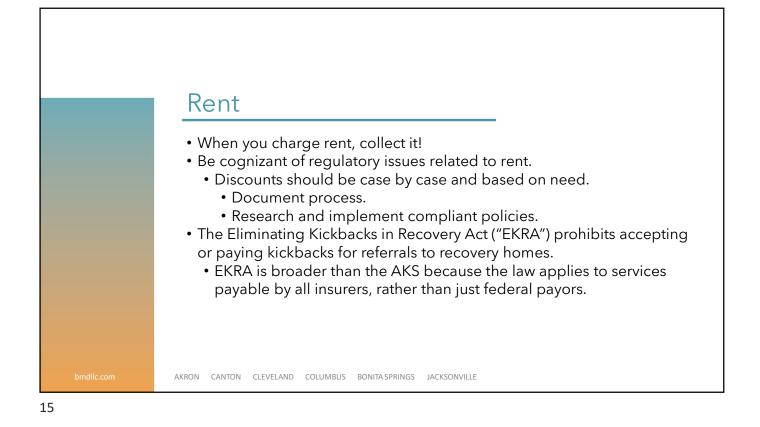


- Lease Basics
- A 'Rental Agreement' or 'Lease Agreement means any agreement or lease, written or oral, which establishes or modifies the terms, conditions, rules, or any other provisions concerning the use and occupancy of residential premises by one of the parties.
- Put agreement in writing to avoid disagreements over what was said/included in the rental agreement
 - Parol Evidence Rule (For example: bars alleged prior oral promises)
- Key terms:
 - Names of the parties
 - Identify property
 - Levels of treatment and transfers
 - Duration
 - Rent
 - Rules and Responsibilities

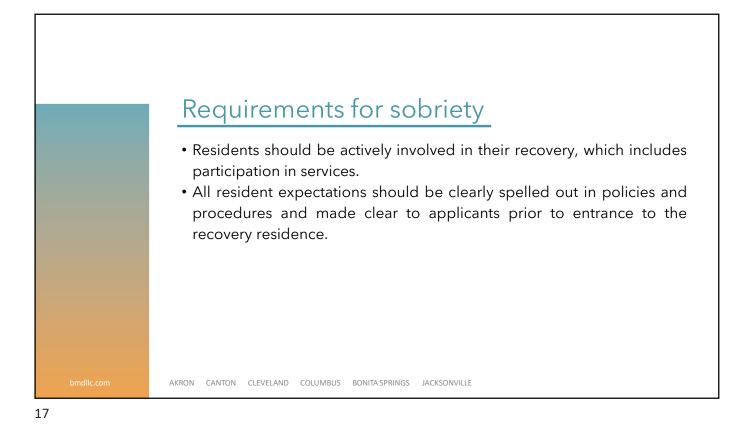
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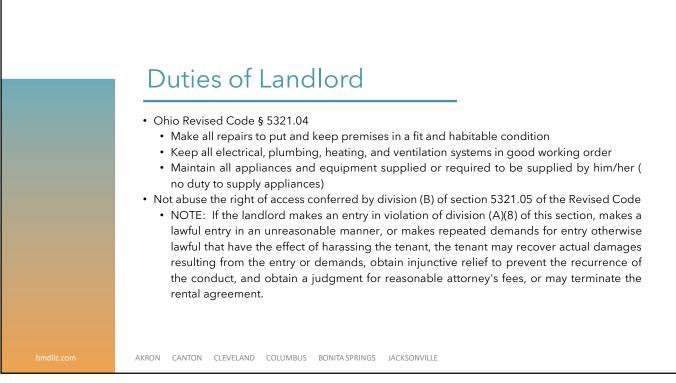


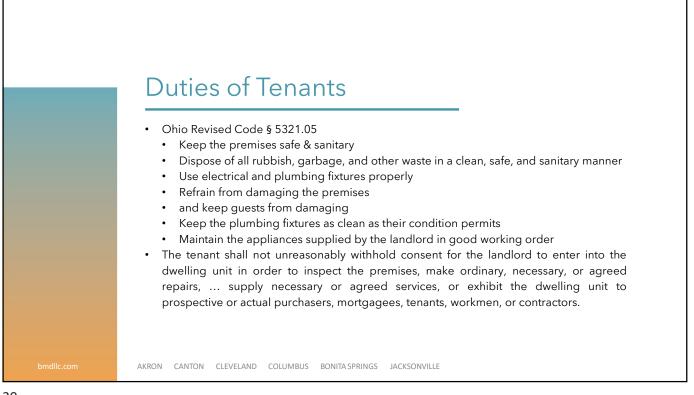


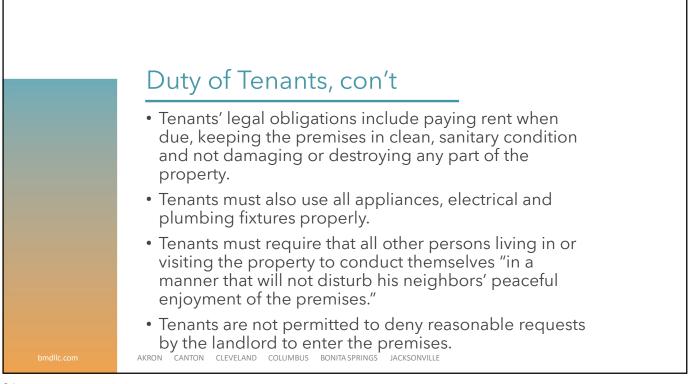




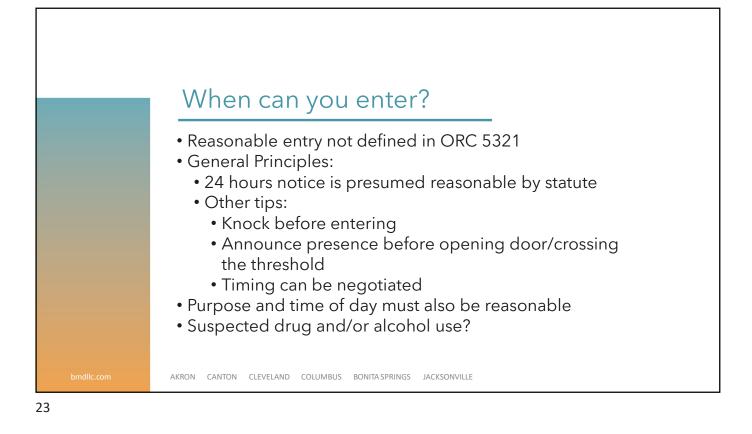




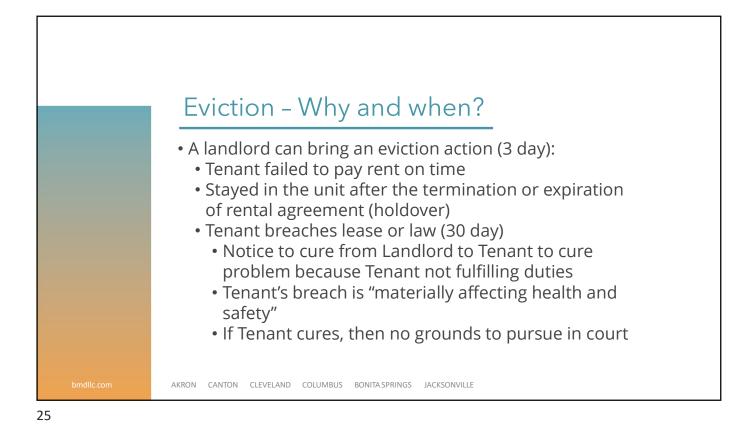


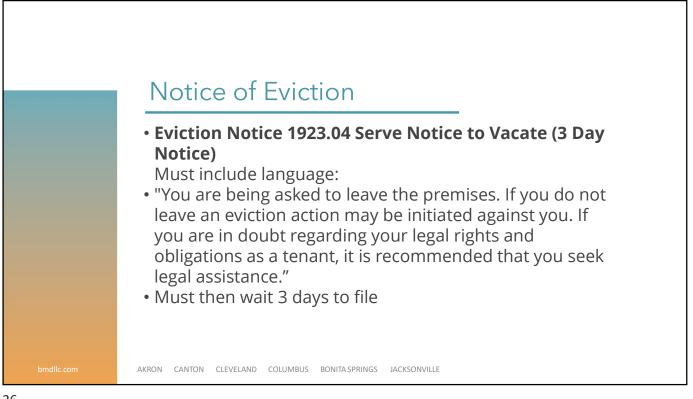


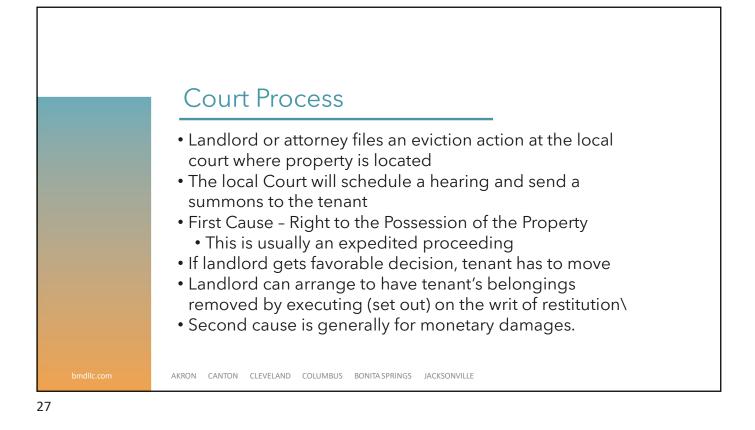


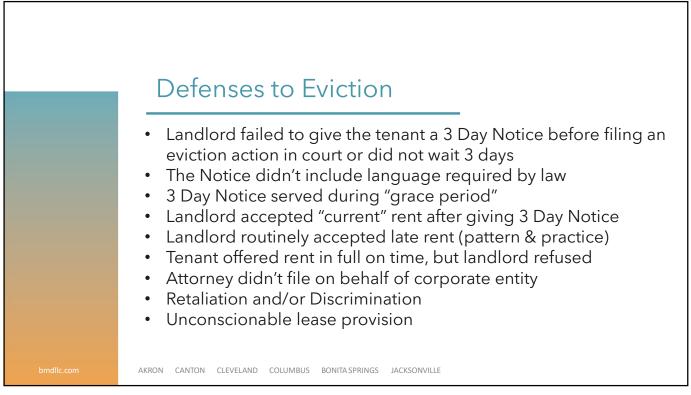


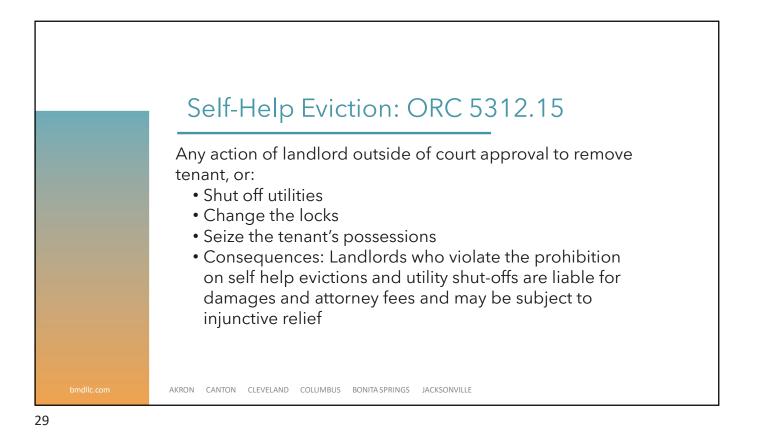






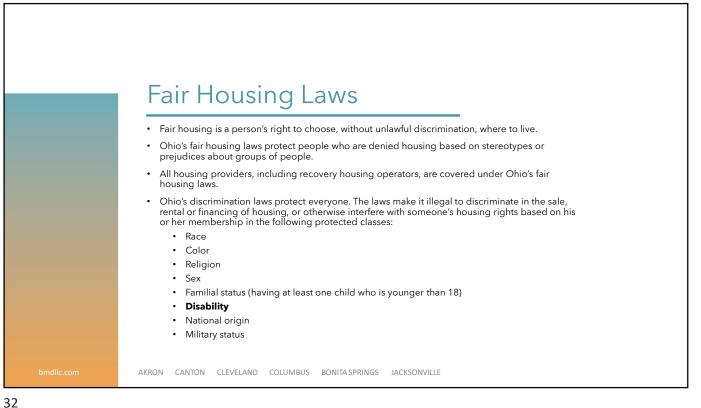








	Fair Housing Laws
	 People in recovery from substance use disorders are protected from housing discrimination. All landlords (public and private) are required to follow fair housing laws, treating residents fairly and equitably.
	 Importantly, alcoholism and past drug use are considered disabilities under the Fair Housing Act.
	 Depriving such individuals of housing, discriminating in any way or evicting them, would constitute irrational discrimination that may seriously jeopardize their continued recovery.
	 However, federal laws do not protect individuals who are currently engaging in the illegal use of drugs. Residents of recovery housing have the right to request reasonable accommodations or modifications to allow them equal access and opportunities.
	 For example, a resident on medication-assisted treatment plan that wants to live in a recovery home with a rule against using any medications in the recovery process. Since the medication prescribed to the resident is necessary in connection to their disability (and recovery), that resident could request a reasonable accommodation to continue with MAT while living at the home.



Fair Housing Laws - Federal
 The federal Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 <u>et seq.</u>) provides fair housing protections to individuals with disabilities in virtually every housing activity or transaction.
 The federal law specifically prohibits discrimination because of any of the following protected characteristics:
• Race
 Color Religion
 Sex (including Sexual Orientation or Gender Identity (LGBTQ+))
 National Origin (country of origin or ancestry)
 Disability (a physical or mental impairment that substantially limits an individual's major life activity or bodily function, being regarded as having such an impairment, or having a record of such an impairment)
 Familial Status (parent(s) or guardian(s) living with a child or children under age 18 or pregnancy)



