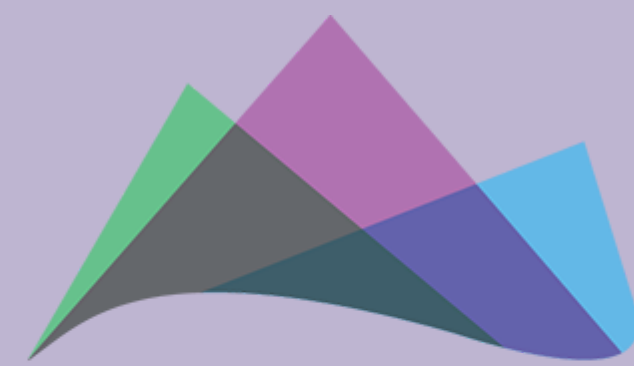


Housing and Human Rights in Newfoundland and Labrador



You have the right to be free from discrimination & harassment when renting or leasing a home

The Human Rights Act protects people from unfair treatment called discrimination. Harassment is also a type of discrimination. You have the right to be free from discrimination when renting or leasing a home or apartment. The unfair treatment must be based on certain protected personal characteristics which are listed in section 9 of the Human Rights Act (eg. race, religion or religious creed, age, disability, sex (including pregnancy), sexual orientation, gender identity and/or expression, marital or family status or being in receipt of income or employment support).

Based on the listed personal characteristics of a tenant or applicant, a landlord *cannot*:

- Deny someone occupancy of a unit;
- Require rules / conditions in a rental agreement that do not apply to other tenants;
- Harass tenants;
- Indicate an intention to discriminate in your rental ad; or
- Evict/discriminate against a tenant because of a previous Human Rights complaint.

Specific Exceptions to the Act:

- When the landlord rents a bedroom in their own private residence to a tenant (ie. shared eating and living space).
- Where the rental or lease is in an 55+ unit.
- A landlord can use income information, credit checks and references, rental history, guarantees or other similar business practices in selecting tenants.
- Where there is good faith reason for the rule/policy/action taken.

Duty to Accommodate

Landlords have a duty to accommodate (provide supports to or make alternative arrangements for) people to the point of undue hardship. The duty applies to human rights related needs only.

The accommodation should be tailored to the specific needs of the person seeking the accommodation, so that they can fully participate in society.

Landlords should be careful to only request information necessary to accommodate the tenant; the focus should be on what is needed for the accommodation rather than the underlying cause for the accommodation. As a general rule, landlords should accept a tenant's request for accommodation in good faith.

Resources

- If you believe you have been discriminated against or harassed, contact the Newfoundland and Labrador Human Rights Commission at 709-729-2709 or 1-800-563-5808 or visit www.thinkhumanrights.ca.
- For more information on the rights and obligations of tenants and landlords, call the Office of Residential Tenancies toll-free at 1-877-829-2608 or visit www.gov.nl.ca/dgsnl/landlord/.
- You can also make a federal submission through the Federal Housing Advocate at: Make a Submission to the Federal Housing Advocate www.housingchrc.ca.

