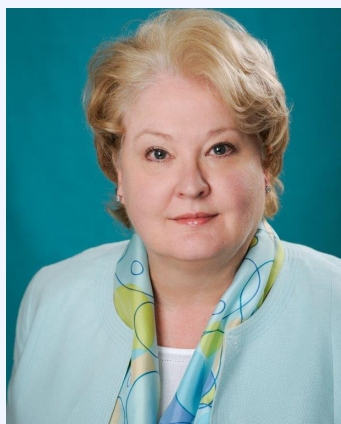




# Fair Housing Newsletter

*Keeping you current on fair housing news and issues*



LAW OFFICE OF  
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## Roaches and Bad Vents Are Not Fair Housing Violations

A New York federal court has dismissed a tenant's lawsuit which alleged fair housing violations related to a roach infestation and inoperable vents. Reason for the dismissal: These facts alone do not violate fair housing laws.

In the lawsuit, the tenant alleged he applied for an apartment and was shown a unit in excellent condition. However, when he returned to rent the unit, the one he saw was no longer available. He was offered a different unit, which he decided to rent.



According to the complaint, the alternative unit did not have working vents in the kitchen or bath. Plus, after living in the unit for years, it became infested with roaches. The tenant sued alleging violations of the Fair Housing Act. He alleged the roach infestation and inoperable vents was a major health issue because he has HIV and asthma.

The court dismissed the claim. Although the tenant had mentioned his medical conditions, he had not alleged any acts of discrimination in violation of the Fair Housing Act. The court noted that the tenant had not alleged that his landlord declined to make repairs to his apartment because of his disability status or another protected class. Thus, while the conditions of the apartment may have been bad, it was not a fair housing issue.

**Note From the Editor:** I hope everyone has a happy and restful holiday season. 2026 is sure to bring more changes in the fair housing arena. If you need a reminder about what has happened in 2025, don't forget the Housing Crossroads Webinar is on December 3rd.



## Criminal History Lawsuit Filed

The Fair Housing Justice Center has filed a lawsuit against a New York owner and manager of six luxury high-rise apartment buildings in Manhattan and Long Island.

The lawsuit alleges violations of the Fair Chance Act in Housing, a provision of New York City's Human Rights Law. Under the law, landlords are prohibited from conducting a criminal background check on an applicant until after a conditional lease offer has been made. Even then, if the background check shows one of these potentially disqualifying convictions, a conditional offer cannot be automatically revoked. Instead, the landlord must first engage in a multi-step, interactive notice and explanation process, and connect the disqualification to a legitimate business purpose.

The complaint was filed after the FHJC used testers to contact the properties. Some of the testers received paperwork from the properties stating it runs a criminal background check for each applicant and will reject an applicant for "any felony conviction" or a broad range of "criminal related reasons." At another property, the tester was told they had a blanket no-felony policy and would automatically reject applicants for "certain felony and misdemeanor offenses."

The lawsuit seeks compensatory and punitive damage as well as injunctive relief.

A graphic showing the year 2025 with the word 'TRENDS' written inside the zero.

## New Fair Housing Trends Report

The National Fair Housing Alliance has released its 2025 Fair Housing Trends Report. The report shows that 32,321 housing discrimination complaints were filed nationwide in 2024. Disability related discrimination accounted for the largest share of complaints at 54.6%, followed by race, national origin, sex, familial status, and religion.

According to the report, complaints based on national origin rose 8.45% from the previous year and retaliation complaints more than doubled from the previous year. Additionally, private, nonprofit fair housing organizations processed 74.12% of the complaints as compared to only 4.85% being processed by the U.S. Department of Housing and Urban Development. To view the full report, go to: <https://nationalfairhousing.org/wp-content/uploads/2025/11/2025-NFHA-Fair-Housing-Trends-Report.pdf>

## DOJ Sues Arkansas Landlord for Sexual Harassment

The U.S. Department of Justice has filed a lawsuit against the former owner and manager of rental properties in Searcy, Arkansas, for engaging in sexual harassment and retaliation in violation of the Fair Housing Act. The lawsuit alleges the landlord sexually harassed female tenants beginning in 2001, until his arrest, in 2023. He was later convicted of federal sex trafficking charges and sentenced to 20 years in federal prison.

The civil lawsuit filed by the DOJ alleges the landlord made repeated and unwelcome sexual comments to female tenants, touched female tenants' bodies without their permission, requested sexual contact, offered reduced or free rent in exchange for sexual contact and took retaliatory actions against female tenants who refused his sexual advances, including threatening to cut electricity or denying laundry access. The lawsuit seeks monetary damages to compensate persons harmed by the alleged harassment, civil penalties to vindicate the public interest, and a court order barring future discrimination.



# HOUSING CROSSROADS

WHERE FAIR HOUSING AND  
LANDLORD TENANT LAWS INTERSECT

## Housing Crossroads Webinar

### 2025 Year End Review

Wednesday, December 3, 2025  
10:00 a.m. - 11:30 a.m. central

The year 2025 is almost gone. It went by so fast you may have missed a few things. Never fear - we are here to remind you of the changes from this past year to remember going into 2026.

In this webinar, we will review some of the cases, legislation, and trends that got our attention. Our discussion will include:

- Tennessee Human Rights Commission dissolves
- ICE enforcement and undocumented residents
- Status of the CARES Act
- Changes at HUD
- Ongoing Rental Assistance
- Legal Representation for Tenants
- Interesting cases from around the country
- And much, much, more

**\$34.99**  
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**Nathan Lybarger**  
Law Office of Hall &  
Associates

### Speakers



**Angelita Fisher**  
Law Office of Angelita E.  
Fisher

## TN Settles Claims Against Greystar

The Attorney General of Tennessee has agreed to settle claims it made against Greystar Management Services LLC. The claims include allegations that Greystar and other property management companies shared competitively sensitive data to generate pricing recommendations using RealPage's algorithms, which also included anticompetitive rules that aligned competitors' pricing. In addition, Greystar and other landlords allegedly discussed competitively sensitive topics — including pricing strategies, rents, and selected parameters for RealPage's software — directly with each other.



If court approved, the settlement will require Greystar to:

- Refrain from using any anticompetitive algorithm that generates pricing recommendations using its competitors' competitively sensitive data or that incorporates certain anticompetitive features;
- Refrain from sharing competitively sensitive information with competitors;
- Accept a court-appointed monitor if it uses a third-party pricing algorithm that is not certified pursuant to the terms of the consent decree;
- Refrain from attending or participating in RealPage-hosted meetings of competing landlords; and
- Cooperate with the United States' monopolization claims against RealPage.

The settlement does not include Greystar paying any money. Other states have also joined the settlement including California, Colorado, Connecticut, Illinois, Massachusetts, Minnesota, North Carolina, and Oregon.



## Fair Housing Webinar Managing Animals on the Property

Wednesday, January 14, 2026  
10:00 a.m. - 11:00 a.m. Central

It is a Zoo out there: Pet Spiders, Service Horses, Emotional Support Snakes, and Therapy Pigs! What is a Property Manager to do? What rules apply?

In this webinar, we will discuss the difference between pets, service animals and emotional support animals. We will review policies that a landlord may apply to pets and which he/she may apply to support animals and what documentation a landlord is entitled to. Our discussion will include:

- Understanding the Difference
- HUD's Position
- On-Line Health Care Letters
- Aggressive Animals
- Damages and Deposits
- Policies and Restrictions
- Plus, Much, Much, More

**\$24.99**  
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