

Your Life, Your Rights

Chapter 7:

Housing Rights

Easy Read Guidebook



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How to Use This Guidebook



This Guidebook is about your housing rights.



Housing rights come from laws that protect people who rent and/or buy a home.



These laws make sure people with and without disabilities get fair housing.



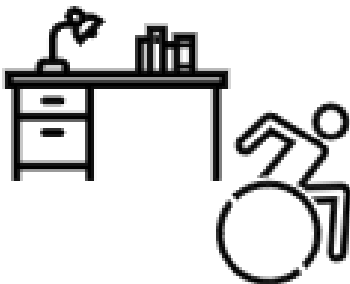
This Guidebook will explain some of your housing rights.



Some of this information may make you sad or upset.



Stop reading this guidebook and ask for support if you start to feel upset.



You do not have to read this guidebook all at once.



It is okay to take breaks as you read this guidebook.

Part 1: Disability Rights



All people have housing rights.



This is true no matter if you rent or own an apartment, home, or room.



These rights come from many laws.



You will learn about these rights in the next section.

Your housing rights are:



1. Equal opportunity to rent or buy a home you choose.



It is illegal for a home provider to deny you a home because of how you look, where you are from, or what you believe in.



A home provider can't ask you certain questions when deciding if you get the home or not.



They can't ask you questions like "what country were you born" or "what is your religion."



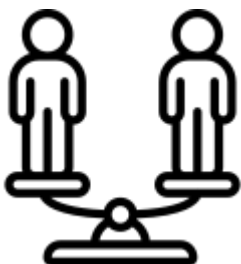
A home provider can only use your rental history and proof you can pay for the home to decide if you get it or not.



A home provider can't ask you for favors in order for you to get the home.



A home provider can't deny you the home because they think you should live in a certain neighborhood.



A home provider must give you the same chance to get a home as people without disabilities.



2. Have the same house rules and benefits as other people.



A home provider can't ask you to follow rules they are not making others follow.



A home provider can't make you pay more or wait longer for repairs than others.



A home provider must treat you the same way they treat others in the home.

PRIVATE



You also have the right to respect and privacy in your home.



This means no one should walk into your home or room without asking or open your mail without asking.



This also means no one should make you feel like you can't come and go from your home when you choose.



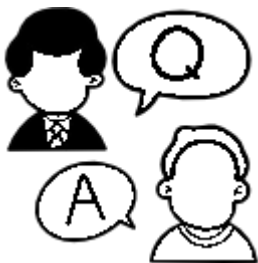
This is true no matter where you live, including if you live in a group home or nursing home.



3. Live with a support animal or other person.



Some home providers do not allow pets.



If you have a service animal, you can ask your home provider to allow your pet to live with you.



If your home provider agrees, they may charge you a security deposit.



A security deposit is a sum of money you pay for possible damages that you may get back when you move.



Your home provider can say no to your request to live with your service animal.



They may say no if they think the animal may harm others or cause other trouble.



You can also choose to live with another person.



4. Feel safe in your home and have privacy.



It is against the law for your home provider or other residents to treat you bad.



No one should threaten, scare, or harm you.



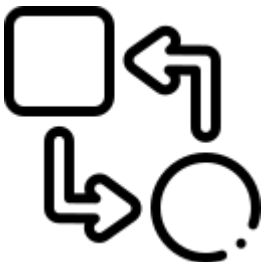
Even if you file a complaint, it is against the law for others to punish you in any way because of the complaint.



5. Get home repairs when needed for safer and easier living.



The home repairs can be to make reasonable accommodations to the home.



Reasonable accommodations are changes to your home to make it safer and easier to live in.



A reasonable accommodation may be adding a ramp to the door or a walk-in shower.



Your housing provider may ask for details to explain why you need an accommodation.



You do not have to tell them every detail about your disability, like share your records.



They can only ask for the details needed to prove why you need the accommodation.



There are some reasons why your housing provider can deny your request.



If your housing provider does deny your request, then they must explain why.



Your housing provider can't ignore your request.



You have the right to ask for a reasonable accommodation.



Visit the [U.S. Department of Housing and Urban Development website](#) for help if you have trouble.



6. Be given 30-day notice if you must move out.



If your home provider wants you to move out, they must follow legal steps.



The legal steps include going to court for an eviction notice.



An **eviction notice** is a court order that says a person must move out of their home.



It is against the law for your home provider to throw you out without an eviction.



Your home provider can't throw you out of your home because of how you look, who you are, or how you make money.



This is true even if you live in a nursing home.



Your nursing home provider must give you 30 days notice if you must move out.

Part 2: Advocating For Fair Treatment



It is important to know what your housing rights are.



Knowing your rights is the first step to advocate for yourself.



Advocating for yourself means to stick up for yourself.



Advocating for yourself brings you closer to living the life you choose.

Part 3: Protecting Your Rights



You are the best person to protect your housing rights



The [U.S. Department of Housing and Urban Development \(HUD\)](#) can help you with unfair housing.



If you think any of your rights are being broken, you can get legal help from places like [Disability Rights Rhode Island](#).

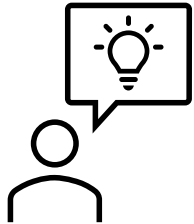


Remember, you have the right to fair treatment and to live your best life.

Part 4: Resources



In this section you will find a list of websites that were used to make this guidebook.



You can explore these websites to learn more about your rights.



You can never learn too much about your rights.



Once you learn your rights you will be better able to protect them.

List of websites to learn more:

1. U.S. Department of Housing and Urban Development

- [Housing Discrimination Under the Fair Housing Act webpage](#). Visit this webpage to learn the laws that protect you and your right to fair housing.
- [Reasonable Accommodations and Modifications webpage](#). Visit this webpage to learn the laws that protect you and your right to accommodations.
- [Assistance Animals webpage](#). Visit this webpage to learn about your right to live with a service animal.
- [Information for Housing Providers, Landlords & Property Managers webpage](#). Visit this webpage to learn what home providers can and can't do when you ask for accommodations.

2. U.S. Centers for Medicare & Medicaid Services (CMS)

- [Your Rights and Protections as a Nursing Home Resident \(PDF\)](#). Review this PDF if you live in a nursing home and want to learn what your rights are. This, and similar documents, are on the [CMS Residents' Rights & Quality of Care webpage](#).

1. Homes RI

- [Eviction FAQ for Tenants webpage](#). Visit this webpage to learn about evictions, including what is and isn't allowed.

2. Disability Rights Rhode Island

- [Fair Housing Laws and Housing Discrimination webpage](#). Visit this webpage to learn about fair housing laws with examples of how they protect you.

3. Rhode Island Fair Housing

- [Problems Concerning Discrimination webpage](#). Visit this webpage for more about fair housing laws, with examples of things home providers can't say.
- [Disabilities \(and Reasonable Accommodations\) webpage](#). Visit this webpage for more on home accommodations, with examples of things home providers can't say.
- [Frequently Asked Questions Regarding Other Related Issues webpage](#). Visit this webpage for answers to questions people have about getting a home.

4. Rhode Island Office of Housing and Community Development

- [The Rhode Island Landlord-Tenant Handbook \(PDF\)](#). Review this handbook to learn about fair housing. The handbook shares details about your rights and what home providers can and can't do.