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## GENERAL NEWS

### HUD Settles Sexual Harassment Case against MI Housing Providers

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has secured an agreement to resolve a lawsuit alleging that a Michigan landlord violated the [Fair Housing Act](#) by sexually harassing female tenants. The settlement also resolves claims against the property owners where the alleged harassment occurred.

According to the announcement, the lawsuit alleged that since at least 2008, the landlord subjected female tenants to harassment that included making repeated and unwelcome sexual comments, touching tenants' bodies without their consent, demanding sexual activity in exchange for rent and housing-related benefits, and taking adverse actions against tenants who resisted his sexual advances or complained about the harassment.

Under the agreement, which is pending approval, defendants are required to pay \$155,000 to compensate individuals harmed by the harassment and pay a \$10,000 civil penalty to the United States. In addition, the consent order requires the defendants to retain an independent property manager to manage their rental properties for the duration of the order, obtain fair housing training, and implement nondiscrimination policies and complaint procedures to prevent sexual harassment at their properties in the future.

The [Fair Housing Act](#) prohibits housing providers from discriminating because of sex, including harassing tenants. Sexual harassment includes unwelcome sexual advances and comments, requests for sexual favors, and other verbal or physical behavior that is sexual in nature. Harassment because of sex can also include conduct that is not necessarily sexual, such as offensive conduct or remarks pertaining to a tenant's actual or perceived sex.



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