



State of New Jersey
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION ON CIVIL RIGHTS
P.O. BOX 090
TRENTON, NJ 08625-0090

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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

April 26, 2017

1648 So Clinton Ave, LLC
15 Hawthorne Drive
West Windsor, NJ 08550

**Re: CEASE & DESIST – Discriminatory Housing Practice
1648 South Clinton Ave, Trenton**

Dear Sir/Madam,

The Division on Civil Rights within the New Jersey Attorney General's Office enforces the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 to -49 ("LAD"), which prohibits, among other things, discrimination in housing, employment, and places of public accommodation.

The LAD states that it is unlawful to refuse to rent property to someone because of his/her disability, race, religion, color, gender, national origin, marital or familial status, pregnancy, civil union or domestic partnership status, sexual orientation, gender identity or expression, or source of lawful income. N.J.S.A. 10:5-12(h). The LAD also makes it unlawful to post an advertisement stating directly or indirectly that applicants will not be considered based on one of the above categories. Id.

Persons who violate any provision of the LAD shall, in addition to any other relief or affirmative action provided by law, be liable for penalties in an amount not exceeding \$10,000 for first offense; not exceeding \$25,000 for a second offense within five years; and not exceeding \$50,000 for a third offense. N.J.S.A. 10:5-14.1a.

Our preliminary review of the attached advertisement from *Craigslist* indicates that you are in violation of the LAD based on your assertion that applicants who rely on Section 8 housing vouchers will not be accepted. Because a state or federally issued housing voucher qualifies as "source of lawful income," a landlord's refusal to rent to persons with Section 8 housing vouchers is unlawful. Posting an advertisement that announces unlawful criteria is a separate violation of the LAD. Accordingly, we ask that you immediately cease and desist from such practices or be subject to possible enforcement action.

To avoid any further enforcement proceedings and the imposition of civil penalties and any other relief provided by law, please read carefully the attached certification and, if you agree with the terms, sign it and return it to me at the following address within ten days:

Elizabeth Russian, Supervising Investigator
New Jersey Division on Civil Rights
Office of the Attorney General
P.O. Box 090
Trenton, NJ 08625-0090

If you believe that you have been sent this notice in error, please feel free to contact me at (609) 292-7798.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth M. Russian". The signature is written in a cursive style with a large, stylized initial "E".

Elizabeth Russian
Regional Manager, Housing Investigations Unit
NJ Division on Civil Rights

Enclosures

CERTIFICATION

I, _____ (name), hereby acknowledge as follows:

1. I own and/or manage and/or am involved in the leasing of rental property in New Jersey, including property located at: _____

(address).
2. I understand that the New Jersey Law Against Discrimination ("LAD") makes it unlawful to refuse to rent property to someone because of his/her disability, race, religion, color, gender, national origin, marital or familial status, pregnancy, civil union or domestic partnership status, sexual orientation, gender identity or expression, or source of lawful income used for rental or mortgage payments.
3. I understand that the LAD also makes it unlawful to cause to be printed, published, circulated, issued, displayed, posted or mailed any statement, advertisement, publication or sign, or to use any form of application for the purchase, rental, lease, assignment or sublease of any real property or part or portion thereof, or to make any record or inquiry in connection with the prospective purchase, rental, lease, assignment, or sublease of any real property, or part or portion thereof which expresses, directly or indirectly, any limitation, specification or discrimination as to any of the categories listed above.
4. I acknowledge that I caused to be published an advertisement for the rental, lease, assignment or sublease of real property, which indicated that persons with government-issued housing vouchers would not be considered.
5. I agree to immediately cease and desist from engaging in any discriminatory acts or practices in the rental or selling of any properties I own, operate, manage, lease, or otherwise broker in New Jersey including the property listed above. This includes posting any advertisement stating directly or indirectly that applicants will not be considered based on one of the protected categories in the LAD.
6. I agree to comply with all applicable State and/or federal laws, rules and regulations as now constituted or as may hereafter be amended including, but not limited to, the New Jersey Law Against Discrimination and federal Fair Housing Act.

DATE

NAME

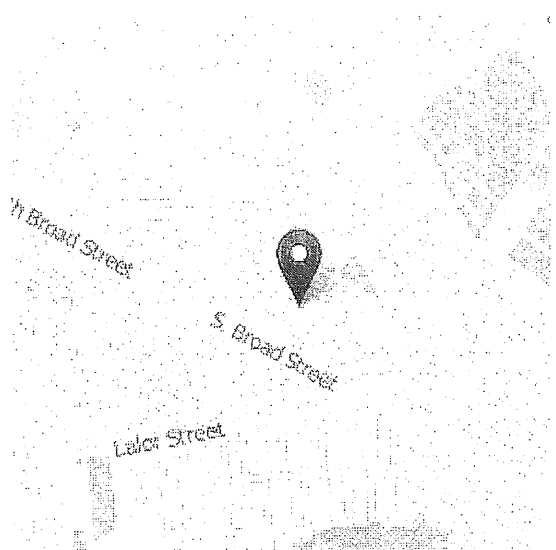
CL central NJ > housing > apts/housing for rent

Posted 2 months ago on: 2017-02-28 7:57am

Contact Information:

\$795 / 1br - 700ft² - Nice 1 Bedroom (Trenton, NJ)

1648 South Clinton



- apartment
- 1BR / 1Ba
- 700ft²
- available now
- no laundry on site
- street parking

Separate Large Living room, Bedroom. 2nd Floor, Heat included.

Safe and Quiet Building, safe neighborhood.

No pets.

References required.

1.5 months security.

Rental assistance NOT accepted.

Manager [show contact info](#)

QR Code Link to This Post

