



**Conciliation Agreement**

v Belton Woods LP

February 23, 2021

Page 2 of 5

[REDACTED] has done nothing to correct their actions. The Complainant said she has had her ESAs for eight years and any thoughts of having to give her ESAs away are exacerbating her disability. The Complainants believe the Respondent is discriminating against them because of their disabilities, their need for reasonable accommodations. The Complainants also believe the Respondent is retaliating against them by threatening to evict them because they questioned them about why Complainant [REDACTED] is not listed on the lease as having a disability.

Respondents deny having discriminated or retaliated against Complainants but agree to settle the claims in the underlying action by entering into this Conciliation Agreement. Further, by entering into this Conciliation Agreement, Respondents are not admitting fault, liability or wrongdoing as to the allegations contained herein.

WHEREAS, the Commission and the parties hereto wish to reach a just resolution of the aforementioned dispute, and reach a full, equitable and final settlement of all matters arising out of the aforementioned complaint.

**NOW, THEREFORE, the parties hereby agree and stipulate to the following:**

**II. GENERAL PROVISIONS**

The terms set forth herein are contractual and not merely a recital.

- A. The terms set forth herein are contractual and not merely a recital.
- B. The parties acknowledge that this Agreement is a full settlement of the disputed complaint. The parties hereto state that they have read and fully understand the significance of the terms set forth herein and have executed this compromise Conciliation Agreement freely and voluntarily. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement.
- C. This conciliation agreement fully and completely resolves all issues arising out of SHAC Case # H-3-21-026 / HUD Case # 04-21-4873-8 through the effective date of this agreement. The Commission and the Complainant will take no further legal action with respect to, and will not initiate any action pertaining to, the facts and events which led to the filing of the charge so long as the parties abide by the terms of this Conciliation Agreement.
- D. This Agreement, after it has been approved by the Commissioner of South Carolina Human Affairs Commission (SCHAC) is binding upon all Respondents, their employees, successors and all others in active concert with them in the ownership or operation of [110 Howard Lane, Anderson, South Carolina 29621].
- E. It is understood that, pursuant to Section 31-21-120 (D) of the South Carolina Code of Laws Fair Housing Law, upon approval of this Agreement by the Commissioner of SCHAC, it is a public document.
- F. This Agreement does not in any way limit or restrict SCHAC's authority to investigate any other complaint involving Respondents made pursuant to the Fair Housing Law, or any other law within SCHAC's jurisdiction.

- G. This Conciliation Agreement constitutes closure of the complaint at HUD and South Carolina Human Affairs Commission upon a determination that the Complainants and Respondents have complied with the terms of the Agreement.

### III. PROVISIONS FOR THE PUBLIC INTEREST

In order to assure that the public interest is protected, Respondents, without admitting to any violation of the South Carolina Fair Housing Law or Federal Fair Housing Act, agree to continue to take such affirmative action as may be necessary to assure the elimination of discriminatory housing practices and the prevention of their occurrence in the future, including, but not limited to the following:

- A. Respondents agree to comply with all federal and state housing laws.
- B. Respondents agree to consistently apply its standards for acceptance and rejection of housing applicants in an objective manner.
- C. Respondents agree to allow any qualified person the right to purchase, rent, or occupy a dwelling regardless of race, color, religion, sex, disability, familial status, or national origin.
- D. Respondent [REDACTED] shall complete Fair Housing training, provided by the South Carolina Human Affairs Commission or a qualified agency of Respondent's choosing, within six months from the date of the signed agreement. Respondent shall provide certificates proof of training to the Commission within six months from the date of the signed agreement.

### IV. RELIEF FOR COMPLAINANT

- A. Respondents agree to review Complainants completed request for reasonable accommodation of their Emotional Support Animals, with final determination made within 21-days of execution of this conciliation agreement.
- B. Respondents agree to assess and begin repairs on Complainants apartment bathtub located at 115 Howard Lane, Apartment F, Anderson, SC 29621, within 60-days of execution of this conciliation agreement.
- C. Respondents agree to assess and begin repairs Complainants interior apartment steps located at 115 Howard Lane, Apartment F, Anderson, SC 29621, within 60-days of execution of this conciliation agreement.
- D. Respondents agree to install a handrail on the right side of Complainants interior apartment steps located at 115 Howard Lane, Apartment F, Anderson, SC 29621, within 60-days of execution of this conciliation agreement.
- E. Respondents agree that there shall be no discrimination or retaliation of any kind against Complainants or any person who assisted the Commission in the filing of this charge or in the investigation of this matter.

## V. RELEASE BY COMPLAINANT

- A. Upon compliance with the terms of Paragraph IV through herein, Complainants agrees to release and forever discharge Respondents and Respondents' employees, members, officers, agents, successors, insurers, parent companies, affiliated entities, and assigns from any and all claims which may be raised on account of the matters raised herein.

## VI. BREACH OF CONCILIATED TERMS

- A. Nothing in this Agreement shall be construed to preclude the Commission and/or any aggrieved individual(s) from suing to enforce this Agreement if Respondents fails to perform the promises and representations contained herein. Neither does it preclude the Commission from filing charges in the future concerning events occurring after the execution of this conciliation agreement. The Commission shall determine whether Respondents has complied with the terms of this agreement. In the event that the Commission determines that Respondents has not complied with the terms hereof, the Commission shall send written notice to Respondents and Respondents shall be given a reasonable time period to remedy such non-compliance.
- B. Complainant(s) and Respondent(s) agree that this Agreement may be used as evidence in a subsequent proceeding in which any of the parties allege a breach of this Agreement.

## VII. REPORTING & RECORDKEEPING

Parties shall submit proof of compliance with the terms of this Agreement to:

South Carolina Human Affairs Commission  
Fair Housing Department  
Attention: [REDACTED]  
1026 Sumter Street, Suite 101  
Columbia, SC 29201

The submitter of any documentation should include the SHAC and HUD case numbers, which are as follows:

SHAC No. H-3-21-026  
HUD No. 04-21-4873-8

## VIII. COMMISSION REVIEW

- A. Subject to the provisions of Section 814 of the Fair Housing Act, as amended, 42 U. S. C. Section 3614, and in accordance with the provisions of State Regulations R. 65-225.G., the Commission may, from time to time, review compliance with this Conciliation Agreement, and, if necessary, recommend to the South Carolina Attorney General that a civil action be filed to seek the enforcement of any of the terms set forth herein.

Conciliation Agreement

Page 5 of 5

IX. EFFECTIVE DATE

This agreement shall become effective on the date on which it is approved and signed by the Commissioner of the South Carolina Human Affairs Commission.

IN WITNESS WHEREOF, the parties have subscribed their names hereto on the day and date indicated

[Redacted] 4-13-21  
 Complainant (Date)

[Redacted] 4/13/21  
 Complainant (Date)

[Redacted] 3/16/2021  
 Respondent (Date)

Belton Woods, LP  
 By: Belton Woods Housing Company, its General Partner  
 [Redacted] its CEO  
 03/15/2021  
 Belton Woods LP, Respondent (Representative) (Date)

[Redacted] 4/28/2021  
 Conciliator (Date)

Approved on Behalf of the Commission

Lanie A. Davis 4/29/2021  
 Lanie A. Davis, Commissioner (Date)