

Federal laws and state laws

Law



Federal laws and State laws are against discrimination on the basis of religion, race, complexion/color, gender, marital status, single parent, age or a disabled person. If a landlord refuses to give a portion for let out, on the aforesaid reasons, landlord is punishable and should be penalized as the grounds of refusal are illegal and not valid as per laws of respective State.

Tenants have a scope to seek redressal of system by approaching a lawyer or can file a petition with Civil Rights Commission of respective State. Civil Rights Commission also helps tenants to file a complaint with the Federal Department of Housing and Urban Development (HUD). There are few exceptions wherein a landlord has right to refuse to let out property on the grounds of charity purpose, a two family house, housing is only meant for elderly people or for any genuine cause that is justified.

Each state has a specific tenant rights and housing laws, which have to be referred by citizens before filing a complaint with Civil Rights Commission or HUD. There are legal reasons to discriminate when a landlord withdraws application for students, pets, or poor people who cannot afford to pay rent. Further landlord is likely to face problems at the time of eviction and for such reasons, landlords always seek for genuine and financial sound parties to let out properties.

Conclusion For every good purpose, an agreement or a lease deed which is certified by a lawyer is required between Lessor and Lessee before letting out the property. The Lease Deed is a documentary evidence and legal proof when there is a violation of terms and conditions specified in Lease Deed

which have to be complied with both by Lessor and Lessor. Lease Deed or a Rent Deed are a documentary proof when a property is being let-out.