



# What are Reasonable Accommodations?

by Zachary Lawrence JD

In California, state and federal law require that landlords provide "reasonable accommodations" and "reasonable modifications" to tenants with disabilities. These accommodations allow tenants with a disability an equal opportunity to use and enjoy a dwelling unit or common area.

But what exactly is a "reasonable accommodation"? And who foots the bill for these accommodations? May a landlord refuse a tenants request for such an accommodation on the basis that it is an "unreasonable accommodation"?

I discussed these issues, and more, on my weekly podcast with my friend, mentor,

and eviction attorney, Dennis P. Block.

**Zac:** Let's talk about the children, the handicapped and

not burden the landlord beyond that which the law considers reasonable. It cannot be one that makes the tenancy unprofitable.

**Zac:** Pretend that I am the landlord and you are my tenant. You have two children that love taking chalk and marking up common area walkway with a "hopscotch" game and other markings. The other tenants are now complaining about these markings. They say that this is not the way they want their premises to look. Comment?

**Dennis:** I don't see that as a reasonable accommodation. A landlord may not refuse access to children on the common area. However, these children,

(continued on page 100)

***A reasonable accommodation is one that does not burden the landlord beyond that which the law considers reasonable. It cannot be one that makes the tenancy unprofitable.***

even transgenders. What exactly is a "reasonable accommodation"?

**Dennis:** A reasonable accommodation is one that does

**POWER ELECTRICAL, INC.**

★ **FREE ESTIMATES** ★  
Residential or Commercial  
New Construction and Remodeling  
Housing Authorities and  
City Code Compliance

Office: (818) 251-1111  
Cell: (818) 251-1111  
Email: info@powerel.com

10000 W. Vanowen St. Suite 100  
Vanowen & Vanowen  
Vanowen & Vanowen  
Vanowen & Vanowen

**Stairs - Railings - Fences**

**Pre-Cast Step Replacements**

**Free Estimates!**

**Competitive Prices - 25 Yrs. of Experience & Satisfaction Guaranteed**

**LD STEEL**  
License # 987338

Office: (818) 251-1111 Cell: (818) 251-1111 Email: info@ldsteel.com

10000 W. Vanowen St. Suite 100 Vanowen & Vanowen Visit us at: www.ldsteel.com

or any other children, may not deface the landlord's property. The landlord may tell the children's parents that he does not want their children marking up the property, and without worrying that doing so is discriminatory against children.

**Zac:** Understood. However, I am also claiming that that these children are making too much noise during the day, that I work from home, and that they are interfering with my use and enjoyment of the premises. Comment?

**Dennis:** The law is clear on this matter. Children may not interfere with the safety, enjoyment and comfort of other tenants. Children will be chil-

dren. If they are making noises that children usually make, that is something that tenants will have to deal with. If they cannot, tell your tenants to buy a one acre lot with walls around it and live there.

However, if its extreme noise, the landlord should approach the parents of these children and tell them to tone it down. The same would apply to adults that are having a party that runs into the late evening. The noise level cannot be excessive.

**Zac:** Assuming that the noise level has indeed reached the level of what you call "excessive" and the landlord has turned a deaf ear (no pun in-

tended) to this complaint, what now?

**Dennis:** The tenant should call the police.

**Zac:** Let's shift gears and talk about providing reasonable accommodations to the handicapped.

What is a reasonable accommodation for the handicapped?

**Dennis:** A landlord must allow, for example, the installation of railings on the common area or handle bars inside a bathroom.

**Zac:** Who pays for this?

**Dennis:** It's all at the tenant's expense, regardless if were talking about handrails, ramps, or other alterations to

# CARPET MARKET ONE

Your Apartment Building and Property Management Company Specialists!

**FREE ESTIMATES & DELIVERY**

**CARPETING & HARDWOOD FLOORS**

**FAST INSTALLATION**

\*Some prices above are based on installing over existing padding. An additional \$1.69 per sq. yd. will be added for new padding

Carpet Market is your one stop shop for all your flooring needs. Whether you are looking for carpeting, hardwood, ceramic, vinyl, laminate or tile we have all you could ever want bringing the world of top quality named brand products all in one location. Our expert installers will meticulously install any floor covering you desire to make your floors stand out with a look that is all your own. We take great pride in our work and it shows. We offer huge savings on flooring materials, installations and repairs and of course all our work is 100% Guaranteed – without question.

**VINYL** Bath **\$12900**  
Kitchen **\$15900**

Vinyl prices are based on labor & material. Any preparation, cove base & appliances are extra  
kitchen price based on 8x6 & bathroom price is based on 6x5.

**Heavy Plush Carpet** **\$1199\***  
INSTALLED YD

**Quality Floors At Reasonable Prices**



**100% Nylon (Plush)** **\$949**  
INSTALLED YD

**Laminate Flooring** **\$249**  
INSTALLED SQ. FT.  
250 sq. ft. or more

**8mm Special** **79¢** SQ. FT.

**12mm Special** **99¢** SQ. FT.

**BERBER CARPET** **\$819\***  
INSTALLED SQ. YD

**Commercial Carpet** **\$799\***  
INSTALLED YD

**13115 Saticoy North Hollywood, CA 91605**

**TOLL FREE** [phone icon]

[phone icon] Licensed, Bonded & Insured Lic. #1012706

the premises. And I don't care of the landlord is upset that installing a ramp on handrails will disturb his curb appeal. He has an absolute duty to comply, but at the tenant's expense.

**Zac:** The State of North Carolina has been under heavy scrutiny for its failure to acknowledge a male transgender person's right to use a woman's public restroom.

Suppose you are a California landlord and have a tenant name Joe Smith. Three months into his tenancy, Joe Smith has become Jane Smith. You are now getting calls from your tenants. They are not comfortable with Jane Smith. He/she is using the common area facilities,

frightening their children, and changing clothes in the common area laundry room. Comments?

**Dennis:** The landlord should tell the complaining tenants that they are crazy. If a transgender person is minding his own business, and not interfering with the use and enjoyment of the property, then the complaining tenant should be told to find another place to live.

### Closing Comments

The obligation to provide reasonable accommodations and modifications to the disabled applies to private landlords, as well as to providers

of public housing, except for landlords who own a single family home, live in that home, and rent out only one room to a boarder. If you have questions about your rights or obligations under state and federal laws that protect people with disabilities from housing discrimination, contact Disabilities Rights California: Tel: (800) 776-5746, TTY: (800) 649-0154. 

*Zachary Lawrence JD is the owner of Parkside Property Management and Affordable Landlord Consulting. For management or consultation services, Zachary Lawrence can be reached at (310) 636-1200 or park806@aol.com.*

# ROOFING

## Since 1990



**FLAT - SHINGLE - TILE - COOL ROOFS  
ALL TYPES OF ROOFING**

**CT Roofing | 818-242-6003**  
Lic. #726009

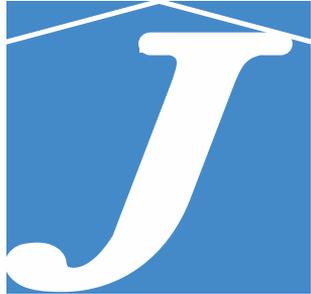


## **proPLUMBERS**

**Special Prices  
For Apartment  
Owners**

**CALL FOR FREE ESTIMATE (818) 266-8090**  
proplumber247@yahoo.com

**BONDED & INSURED-LIC.#893425**



# **JULIAN**

**CONSTRUCTION, INC.**  
LIC. #788526

**Foundation Replacement  
Apartment & House  
Bolting  
Soft Story Retrofitting**

(LOCAL)  
**(323) 733-3377**

(TOLL FREE)  
**1-877-407-3876**

[www.julianconstruction.com](http://www.julianconstruction.com)