[Date]

[Landlord’s Name]

[Landlord’s Address]

Re: Reasonable Accommodation Request to Change Rent Payment to [Date]

Dear [Landlord],

My name is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[name] and I live at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[address]. I am a person with a disability and receive income from Social Security. I rely on my Social Security income to pay my monthly rent. My Social Security check:

* is delayed
* is missing
* arrives on \_\_\_\_\_\_\_\_ [date] which is after the deadline to pay rent.

I am requesting a reasonable accommodation under the Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) for the following: (check all that apply)

* Change the monthly date for rental payments to \_\_\_\_\_\_\_\_\_\_\_\_ [**date**] for the duration of my tenancy.
* Extend the time for me to pay my current rent to \_\_\_\_\_\_\_ [**date**].
* Waive any late fees that accrued because of the timing of my social security payments.
* Rescind any notices to pay rent.
* Withdraw any summons and complaint for an unlawful detainer for nonpayment of rent.

As a housing provider that operates multi-family housing, you are subject to the FHA and FEHA. Both federal and state fair housing laws make it unlawful for a housing provider to discriminate against people with disabilities, which includes failing to provide a reasonable accommodation. The FHA requires housing providers to “make reasonable accommodations in rules, policies, practices, or services” to grant a person with disabilities “equal opportunity to use and enjoy a dwelling.” 42 U.S.C. §

3604(f)(3)(B). Reasonable accommodations include changes in administrative policies and the management of rental units.

Reasonable accommodations include changing the schedule of rental payments to ensure people with disabilities who are on social security and other similar benefits can pay their rent according to when their benefit check arrives. The United States Court of Appeals for the Ninth Circuit has recognized in the case of *Galia v. Wasatch Advantage* *Grp. LLC*, that "even when a neutral policy's adverse effect on disabled persons is attributable to financial limitations faced by disabled persons in securing housing, the [FHA] may require an exception to the policy as a reasonable accommodation." Therefore, requesting a different payment schedule to allow me time to receive my Social Security check is allowed as a reasonable accommodation under state and federal law.

Please respond to my request by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[date] You can reach me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_[contact information]. Please note, unnecessary delay in responding to this request may be construed as a denial. A landlord’s failure to grant a reasonable accommodation request is an affirmative defense in an unlawful detainer action and a successful defense will stop an eviction.

Sincerely, [Name]