



ORDER AND DECREE

1. The Respondent and his agents and employees will fully comply with the Pennsylvania Human Relations Act, as amended and will henceforth shall not directly or indirectly refuse to sell, rent, lease or in any way discriminate because of race, color, religious creed, national origin, ancestry, sex or the presence of a guide dog due to the blindness of the user, handicap or disability, in the terms, conditions or privileges of the sale, rental or lease of any and all commercial housing accommodations which the Respondent owns, operates or for which he acts as an agent, manager or broker, or in the furnishing of advantages, privileges, facilities or services in connection therewith.

2. The Respondent and his agents and employees shall take the following affirmative actions which, in the judgment of the Commission, will effectuate the purposes of this chapter:

a. Offer full, equal and non-discriminatory assistance without regard to race, color, religious creed, nationality, ancestry, sex or because of the presence of a guide dog due to the blindness of the user, handicap or disability, to all responsible persons who come to the Respondent seeking assistance in obtaining housing accommodations.

b. The Respondent will immediately issue written instructions citing 2(a) of this Order to all Agents and employees and direct them to abide by this Order.

c. The Respondent will furnish the Commission with a copy of said instructions within ten (10) days of the effective date of this Order and Decree.

d. Post the Fair Housing Practices Notice citing the provisions of the Pennsylvania Human Relations Act relating to housing in a conspicuous and well-lighted place in their normal place of business where both present and prospective customers and clients will normally see it and be able to read it.

e. The Respondent shall for a period of one (1) year from the effective date of this Order send to the Commission copies of notification within 48 hours after he receives notification of the availability for sale, rental or lease of any and all commercial housing accommodations or other real property which the Respondent owns, operates or for which he acts as an agent, manager or broker or in any manner furnishes facilities or services in connection therewith. Such notification shall contain the date of availability, the location of the unit, and the terms of sale, rental or lease including but not limited to cost and size of unit.

f. The Respondent shall for a period of one (1) year from the effective date of this Order maintain a registry of the names, addresses and phone numbers of all individuals who in person apply for, inquire about, or request information concerning the availability of units at any and all commercial housing accommodations or other real property which the Respondent owns, operates or for which he acts as an agent, manager or broker, or in any manner furnishes facilities or services in connection therewith.

g. The Respondent shall from the effective date of this Order prepare and post in a conspicuous place, a unified listing of all available units for sale, rental, or lease of any and all commercial housing accommodations or other real property which the Respondent owns, operates or for which he acts as an agent, manager, or broker or in any manner furnishes facilities or services in connection therewith. All persons seeking information regarding units shall be referred to this unified list. Any information given by the Respondent, his agents or employees regarding units not on the list shall be construed as a violation of this Order and shall be cause for the Commission to seek a fine or imprisonment or both.

h. The Respondent shall from the effective date of this Order include in all advertising for commercial housing accommodations or other real property which the Respondent owns, operates or for which he acts as an agent, manager, or broker or in any manner furnishes facilities or services in connection therewith the words "Equal Opportunity Housing." The Respondent may also use the Equal Opportunity Logotype.

i. The Respondent shall within thirty (30) days of the effective date of this Order publish or cause to be published all rules and regulations governing tenants of his mobile home park known as Willow Mill Mobile Home Park, distribute copies of such rules and regulations to all present tenants or leasees and all prospective tenants or leasees prior to their entering a lease agreement with the Respondent, his agent, or any business entity owned or controlled by the Respondent, and furnish the Commission with a copy of said rules and regulations.

3. The Respondent shall, within ten (10) days of the effective date of this Order, pay to the Complainant two hundred and fifty dollars (\$250.00) in the form of a certified check, cashier's check or money order payable to the order of Janice A. Shorman and submitted to the Commission's Harrisburg Regional Office, 301 Muench Street, Harrisburg, Pennsylvania 17102, an amount representing the expenses and mental anguish incurred by the Complainant as a result of the alleged act of discrimination. The status of the relationship between the Complainant and Respondent shall, from the effective date of this Order, be subject to and defined by Exhibit "A" which is attached hereto and incorporated as an integral part of this Order.

4. It is understood by both parties to this Order that any infraction of this Order by an employee of the Respondent constitutes an infraction by the Respondent of record.

5. It is understood by both parties to this Order that any willful infraction of this Order may result in a fine or imprisonment or both as specified in Section 11, Penalties, of the Act.

6. It is understood by both parties to this Order that any subsequent violation of Section 5 of the Pennsylvania Human Relations Act, as amended, or other comparable statutes within the State of Pennsylvania shall entitle the Pennsylvania Human Relations Commission to demand enforcement of item 4 above.

7. If any clause, sentence, paragraph or part of this Consent Order and Decree or the application thereof to any person or circumstance, shall for any reason be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Order nor the application of such clause, sentence, paragraph or part to other persons or circumstances but shall be confined in its operation to the clause, sentence, paragraph or part thereof and to the person or circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the Commission's intent that this Order would have been adopted had such provisions not been included or such persons or circumstances been expressly excluded from their coverage.

8. It is further agreed and understood by both parties to this Order that its execution and content may be publicized at the discretion of the Commission in accordance with Section 9 of the Act.

9. The Commission and the Respondent enter into this agreement with the intent to be legally bound thereby and acknowledge that this agreement shall not be final and binding until executed by the Respondent and approved by the Commission and executed by the Chairperson of

the Commission, and thereafter shall be binding upon and inure to the benefit of the parties hereto, their and each of their respective heirs, legal representatives, successors and assigns.

BY THE RESPONDENT:

FEBRUARY 23, 1976  
EFFECTIVE DATE OF THIS ORDER

John F. Chronister  
John F. Chronister, Individually,  
and d/b/a Willow Mill Mobile Home  
Park

BY THE COMMISSION:

Homer C. Floyd  
Homer C. Floyd, Executive Director  
Pennsylvania Human Relations Commission

Joseph X. Yaffe  
Joseph X. Yaffe, Chairperson  
Pennsylvania Human Relations Commission

ATTEST:

Robert Johnson Smith  
Robert Johnson Smith, Secretary  
Pennsylvania Human Relations Commission

COMMONWEALTH OF PENNSYLVANIA  
GOVERNOR'S OFFICE  
PENNSYLVANIA HUMAN RELATIONS COMMISSION

JANICE A. SHORMAN

Complainant

DOCKET NO. H-2335

vs.

JOHN F. CHRONISTER d/b/a  
WILLOW MILL MOBILE HOME PARK

Respondent

\*\*\*\*\*  
GENERAL RELEASE  
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KNOW ALL PERSONS BY THESE PRESENTS, that I, Janice A. Shorman, for and in consideration of the sum of two hundred and fifty dollars (\$250.00), and upon the condition that the Respondent fully complies with all of the terms and conditions set forth in the Consent Order and Decree herein (of which this is a part thereof), do hereby remise, release and forever discharge John F. Chronister his successors and assigns of and from all manner of actions and causes of actions, suits, claims and demands whatsoever in law or equity that I now have or ever had, or which my heirs, executors, administrators, successors or assigns now or shall have, arising from or relating to matters or circumstances for or by any reason of any cause, manner or thing whatsoever alleged in my complaint filed with the Pennsylvania Human Relations Commission captioned and docketed as above.

IN WITNESS WHEREOF, I have executed the foregoing this

*18<sup>th</sup>* day of *February*, 1976.

*Janice A. Shorman*  
Complainant

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ) SS

On the *18<sup>th</sup>* day of *February*, 1976, before me the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared the above named *Janice A. Shorman*, known to me to be the person whose name is subscribed to the foregoing release to be a free act and deed.

WITNESS my hand and notarial seal the day and year aforesaid.

*Ann H. Hawlett*  
NOTARY PUBLIC  
NOTARY PUBLIC  
My Commission Expires December 26, 1977  
Harrisburg, Pa. Dauphin County

COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HUMAN RELATIONS COMMISSION  
GOVERNOR'S OFFICE

JANICE A. SHORMAN, : Docket No. H-2335  
Complainant :

vs. :

JOHN F. CHRONISTER d/b/a :  
WILLOW MILL MOBILE HOME PARK, :  
Respondent :

FINAL ORDER AND DECREE

AND NOW, this 23rd day of February, 1976,  
upon consideration of the Conciliation Agreement submitted in the  
above captioned case it is hereby ORDERED AND DECREED that said  
Conciliation Agreement be entered into the official record of the  
Pennsylvania Human Relations Commission as a Final Order, to be  
given the same force and effect as if entered after a public  
hearing.

BY *Joseph X. Yaffe*  
JOSEPH X. YAFFE, CHAIRPERSON  
PENNSYLVANIA HUMAN RELATIONS COMMISSION

BY *Robert Johnson Smith*  
DR. ROBERT JOHNSON SMITH, SECRETARY  
PENNSYLVANIA HUMAN RELATIONS COMMISSION