

COMMONWEALTH OF PENNSYLVANIA

GOVERNOR'S OFFICE

PENNSYLVANIA HUMAN RELATIONS COMMISSION

ROBERT HOLMES	:	DOCKET NO. H-1958
	:	
vs.	:	
	:	
REBRO ASSOCIATES	:	
d/b/a MAYWOOD	:	
GARDEN APARTMENTS	:	

 CONSENT ORDER AND DECREE

WHEREAS, a complaint was filed against Rebro Associates, 320 South Sixty Ninth Street, Upper Darby, Pennsylvania doing business as Maywood Garden Apartments, 202 Rock Street, Easton, Pennsylvania (hereinafter called the Respondent) on January 31, 1973 by Robert Holmes, then of Pent House Apartments, Ann and Saint Joseph Streets, Easton, Pennsylvania and now of 210 Palmer Street, Easton, Pennsylvania (hereinafter called the Complainant) alleging that on or about July 25, 1972 the Respondent violated Section 5(h)(1) of the Pennsylvania Human Relations Act, Act of October 27, 1955, P.L. 744, as amended, (43 P.S. Sec. 951 et seq.) in connection with commercial housing accommodations located at 202 Rock Street, and known as Maywood Garden Apartments; and

WHEREAS, Respondent Rebro Associates is a joint venture of Dale L. Reese, 961 Crum Creek Road, Media, Pennsylvania, Stephen H. Broadwell, 95 Albemarle Road, Lansdowne, Pennsylvania and Donald J. Reape, 147 Netherwood Drive, Springfield, Pennsylvania and they, by their signatures herein, affirm that they are solely responsible for the policies, procedures, and management of Maywood Garden Apartments, and for the purposes of this Order agree that the term "Respondents" hereinafter shall include themselves and, moreover, agree to be legally bound by this Order; and

WHEREAS, the Respondents deny that they have ever engaged in any acts violative of the Pennsylvania Human Relations Act, and, in particular, deny the Complainant's allegations docketed at H-1958; and

WHEREAS, for the purposes of avoiding further litigation before the Pennsylvania Human Relations Commission (hereinafter called the Commission), the Respondents do hereby agree to a waiver of their right to a public hearing under Section 9 of the Act and to the entry of the following Consent Order and Decree which shall have the full force and effect of a Commission order following a Public Hearing:

NOW THEREFORE, this 23 rd day of May , 1976, the Respondents and the Commission agree to the following:

ORDER AND DECREE

1. The Respondents and their agents and employees will fully comply with the Pennsylvania Human Relations Act, as amended, and henceforth shall not directly or indirectly refuse to sell, rent, lease and shall not 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 Respondents own, operate or for which they act as an agent, manager or broker, or in the furnishing of advantages, privileges, facilities or services in connection therewith.

2. The Respondents and their 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, to all responsible persons who come to the Respondents seeking assistance in obtaining housing accommodations.

b. The Respondents 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 Respondents 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 Respondents 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 are seeking to, applying for, inquiring about or requesting information concerning the availability of units at any and all commercial housing accommodations or other real property which the Respondents own, operate or for which they act as an agent, manager or broker, or in any manner furnish facilities or services in connection therewith.

f. The Respondents shall from the effective date of the 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 Respondents own, operates or for which they act as an agent, manager or broker or in any manner furnish facilities or services in connection therewith. All persons seeking information regarding units shall be referred to this unified list. Any information given by the Respondents, their 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.

g. The Respondents shall from the effective date of this Order include in all advertising for commercial housing accommodations or other real property which the Respondents own, operate or for which they act as an agent, manager or broker or in any manner furnish facilities or services in connection therewith the words "Equal Opportunity Housing." The Respondent may in addition use the Equal Opportunity Logotype.

3. The Respondents shall, within ten (10) days of the effective date of this Order, pay to the Complainant two hundred dollars (\$200.00) in the form of a certified check, cashier's check or money order payable to the order of Robert Holmes and submitted to the Commission's Harrisburg Regional Office, 301 Muench Street, Harrisburg, Pennsylvania, 17102. 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 Respondents constitutes an infraction by the Respondents of record.

5. It is understood by both parties to this Order that any wilfull 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.

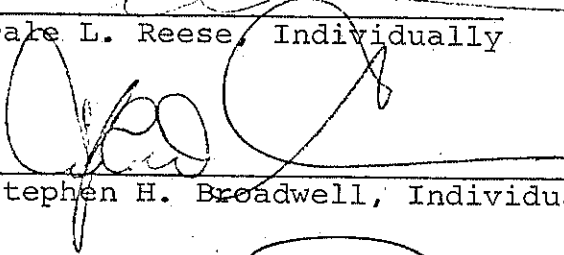
8. It is further agreed and understood by both parties to this Order that its execution and content may be publicized at the discretion of the Commission in accordance with Section 9 of the Act.

9. The Commission and the Respondents 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 Respondents 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 RESPONDENTS:
FOR REBRO ASSOCIATES

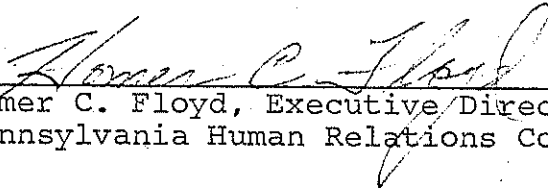
May 23, 1976
Effective Date of this Order

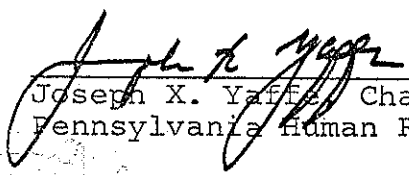

Dale L. Reese, Individually


Stephen H. Broadwell, Individually

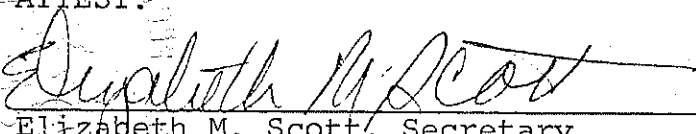

Donald J. Reape, Individually

BY THE COMMISSION:


Homer C. Floyd, Executive Director
Pennsylvania Human Relations Commission


Joseph X. Yaffe, Chairperson
Pennsylvania Human Relations Commission

ATTEST:


Elizabeth M. Scott, Secretary
Pennsylvania Human Relations Commission

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 GENERAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS, that I, Robert Holmes, for and in consideration of the sum of two hundred dollars (\$200.00), and upon the condition that the Respondents fully comply 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 Rebro Associates; Dale L. Reese, Stephen H. Broadwell, and Donald J. Reape, their 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

30 day of MARCH, 1976.

Robert Holmes
 Complainant

COMMONWEALTH OF PENNSYLVANIA) SS
 COUNTY OF NORTHAMPTON)

On the 30 day of MARCH, 1976, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared the above named 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.

D. J. Maragula
 Notary Public
 D. J. MARAGULA, Notary Public
 Easton, Northampton County, PA
 My Commission Expires Jan. 4, 1982

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ROBERT HOLMES

DOCKET NO. H-1958

vs.

REBRO ASSOCIATES
d/b/a MAYWOOD
GARDEN APARTMENTS

FINAL ORDER AND DECREE


AND NOW, this 23rd day of May, 1976,
upon consideration of the Consent Order and Decree submitted
in the above captioned case it is hereby ORDERED AND DECREED
that said Consent Order and Decree be entered into the offi-
cial 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, CHAIRPERSON
PENNSYLVANIA HUMAN RELATIONS COMMISSION

ATTEST



ELIZABETH M. SCOTT, SECRETARY
PENNSYLVANIA HUMAN RELATIONS COMMISSION