

Hiebert v. Martin Liberty Realty Ltd.

[COMPLETE DECISION PDF](#)

SUMMARY

The complainant filed a complaint against the respondent under section 16 of *The Human Rights Code* alleging that she was discriminated against on the basis of her family status when the respondent denied her the opportunity to rent an apartment, without a reasonable excuse.

The complainant had a young child and is a single mom. The respondent informed her that they rented only ground-floor apartments to families with children, in order to protect other tenants from noise, but there were no ground-floor apartments available at the time.

The Adjudicator found that trying to prevent excess noise was a legitimate goal for a landlord, but concluded that it did not necessarily have to restrict families with children from renting second or third-floor apartments in order to accomplish this. The respondent had not asked the complainant for references, nor had any other alternatives been explored. The Adjudicator found that the respondent's "ground-floor-only" policy discriminated on the basis of family status.

Remedy: The complainant \$1,000 for the distress and injury to dignity caused by the discrimination.