



## Civil Rights Department

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### **Northern California Property Management Company Agrees to Settlement Over Alleged Attempt to Evict Family Following Domestic Violence Incident**

*Vertus Properties to review and update policies to protect the rights of victims of domestic violence at nearly 100 properties across Northern California*

**SACRAMENTO** – The California Civil Rights Department (CRD) today announced reaching a settlement with Vertus Properties after the property management company allegedly attempted to unlawfully evict a family because of domestic violence-related disturbances at an apartment complex in Placer County. Under state and federal law, penalizing victims of domestic violence because of the actions of an aggressor may violate fair housing protections as such practices can result in disproportionate harm to women and families with children. As part of the settlement, Vertus Properties will review and update its policies to ensure the rights of victims of domestic violence are protected at the company's nearly 100 properties across Northern California.

“Nobody should ever have to fear eviction while dealing with what may be one of the worst days of their life,” **said CRD Director Kevin Kish**. “Domestic violence is unacceptable and so is punishing people for the actions of others. This settlement is a direct example of how speaking out can help make a difference for people across California.”

#### **Threatened with Eviction After Calling the Police**

In 2024, CRD received an individual complaint of housing discrimination against Vertus Properties, which manages apartment communities in Nevada and across Northern California, with a concentration of units in downtown Sacramento. According to the complaint, a woman and her children were served an eviction notice at their apartment after the woman called police to report domestic violence. The woman shared in the complaint that, after multiple incidents of domestic violence, she fled her home and called the police to report a specific incident. While responding to the call, law enforcement allegedly caused damage to the apartment while in the process of apprehending the aggressor. Afterward, the property management company allegedly told the family that they had violated a provision of their lease prohibiting violence, served the family an eviction notice, and attempted to charge them the costs for the damage. After the property management company refused to rescind the notice, the family left the property fearing that they would otherwise be evicted.

## Speaking Out Leads to Settlement

After conducting an initial investigation into the complaint, CRD provided the family and Vertus Properties an opportunity to resolve the allegations voluntarily through mediation. As a result of the settlement, the property management company, without admitting liability, will:

- Not take any action to evict people because they have been the victim of violence, including domestic violence, sexual assault, stalking, human trafficking, or elder abuse.
- Notify all property management employees that they may not refuse to rent to or evict any person because they have been the victim of violence.
- Conduct a review of all manuals, handbooks, and policies and revise them as necessary to clarify protections for victims of violence.
- Ensure specified employees take fair housing training, including with respect to protections for victims of domestic violence.
- Provide monetary relief to the family valued at approximately \$46,825, including direct financial compensation, in-kind housing support, and waived fees and charges.

If you or someone you know has experienced housing discrimination, CRD may be able to assist you through its [complaint process](#). The department also [provides general information and factsheets online](#) about civil rights protections, including with respect to [your rights in housing](#).

People who are experiencing domestic violence can also get help through the National Domestic Violence Hotline by calling 800-799-SAFE or going to their website at <https://www.thehotline.org>.

The settlement announced today was supported by Staff Counsel Dylan Crary and Assistant Chief Counsel Nadia Aziz. It was mediated by Senior Mediator Yu-Yee Wu.

A copy of the settlement is available [here](#).

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*The California Civil Rights Department (CRD) is the state agency charged with enforcing California's civil rights laws. CRD's mission is to protect the people of California from unlawful discrimination in employment, housing, public accommodations, and state-funded programs and activities, and from hate violence and human trafficking. For more information, visit [calcivilrights.ca.gov](http://calcivilrights.ca.gov).*

