

**DEPARTMENT OF FAIR EMPLOYMENT & HOUSING**

11 West 6th Street, Suite 1510, Los Angeles, CA 90017  
(310) 439-6703 TTY (800) 700-2320 Fax (213) 439-6746  
www.dfeh.ca.gov



October 19, 2006

Daniel Bader  
Owner  
306 Coronado Street  
Newport Beach, CA 92661

RE: H200607P0239-00-h/0090700718  
FAIR HOUSING COUNCIL OF/BADER, DANIEL - OWNER

Dear Daniel Bader:

***NOTICE OF FILING OF DISCRIMINATION COMPLAINT***

Enclosed is a copy of the above-referenced complaint filed with the Department of Fair Employment and Housing (DFEH). The enclosed complaint, in which you have been named the respondent, alleges that you have discriminated against the complaining party or parties in providing equal access to housing in violation of the California Fair Employment and Housing Act and/or the Unruh Act. The specifics are detailed in the complaint. The complaint was filed pursuant to Government Code sections 12960 and/or 12980. This shall constitute service of the complaint in accordance with Government Code sections 12962 and/or 12986. Where there is concurrent jurisdiction, the enclosed charge has also been filed with the Federal Department of Housing and Urban Development (HUD) and may be investigated at an even later date by that agency if it is not satisfactorily resolved by DFEH.

You are hereby requested to respond immediately, in detail, to all of the allegations in the enclosed complaint and to submit any documentary evidence you may have to support your position. If you wish to file a written statement of your position, you must do so within twenty (20) days of receipt of this notice. If supplemental information is requested on an attachment to this notice, please submit it with your response to the charge.

California Government Code section 12956 requires that all rental records, or any other written material relevant to a complaint of discrimination be retained until the complaint is fully and finally disposed of and all appeals or related proceedings terminated.

Notice of Filing of Discrimination Complaint  
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Further, Government Code section 12955, subdivision (f), prohibits any retaliatory action against a person because he or she has opposed unlawful practices under the Fair Employment and Housing Act, has aided or encouraged a person to exercise or enjoy the rights secured by the Act, or has assisted in a proceeding or investigation conducted pursuant to the Act.

Please read the enclosed "Guide for Respondents Accused of Housing Discrimination" carefully. It includes additional information on your rights and responsibilities and on our process.

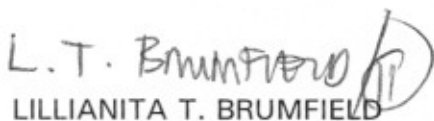
***California Code of Regulations, title 2, section 7411 requires respondents to file their addresses within twenty (20) days of being notified by DFEH that a complaint has been filed against them, provided DFEH notifies them of this requirement.***

***You are hereby notified that, as a respondent, you are required to file your address with DFEH within twenty (20) days of this notice. You are also required to notify DFEH in writing of any pending change of address and the effective date of such change, while the complaint is under investigation and throughout any administrative adjudication. Forms have been included for your convenience.***

If you are at all interested in discussing resolution of this complaint, we encourage you to contact the assigned consultant (listed below) immediately to avoid any unnecessary delay and the possible accrual of liability. All settlement discussions are confidential, and not subject to disclosure. All discussion referring to evidence or information which has a bearing on determining the merits of this case will not be considered part of a settlement discussion unless the confidentiality is acknowledged by the Department at the time of the discussion. If a settlement is reached which is mutually acceptable to the parties, submission of the requested data may not be necessary.

If you have any questions, contact the assigned consultant.

Sincerely,

  
LILLIANITA T. BRUMFIELD

Consultant

Telephone Number: 213-439-6743

Enclosures

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

HOUSING DISCRIMINATION COMPLAINT

CASE NUMBER: 09-07-0071-8

DFEH #H-200607-P-0239-00-h

Date Filed: 10/12/2006

1. Complainant

Fair Housing Council of Orange County  
201 S. Broadway  
Santa Ana, CA 92701

OCT 11 2006

2. Other Aggrieved Persons

None.

3. The following is alleged to have occurred or is about to occur:

Discriminatory advertising, statements and notices.

4. The alleged violation occurred because of:

Familial status.

5. Address and location of the property in question (or if no property is involved, the city and state where the discrimination occurred):

306 Coronado St.  
Newport Beach, CA 92661

6. Respondent(s)

Daniel Bader  
306 Coronado St.  
Newport Beach, CA 92661

7. The following is a brief and concise statement of the facts regarding the alleged violation:

? — The complainant is a non-profit organization that works to ensure fair housing by providing a variety of services directed toward education and enforcement. The respondent is Daniel Bader, the owner of a housing property, about which the complainant observed several advertisements which indicated possible discrimination based on familial status.

In response to several advertisements by the respondent regarding the rental of a unit, the complainant distributed fair housing flyers to the community in August of 2006. By responding to the advertisement indicating possible discrimination, the complainant has had to divert its resources in order produce and distribute the flyers. The respondent's actions and the complainant's response to these actions have also frustrated the complainant's mission.

8. The most recent date on which the alleged discrimination occurred:

August 18, 2006.

9. Types of Federal Funds identified:

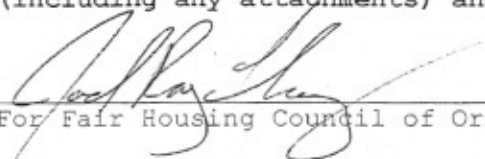
None.

10. The acts alleged in this complaint, if proven, may constitute a violation of the following:

Section 804c of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988.

Please sign and date this form:

I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.

  
\_\_\_\_\_  
For Fair Housing Council of Orange County

10/2/06  
(Date)

N O T E : HUD WILL FURNISH A COPY OF THIS COMPLAINT TO THE PERSON OR ORGANIZATION AGAINST WHOM IT IS FILED.

**RECEIVED**  
OCT 12 2006  
DEPT. OF FAIR EMPLOYMENT  
& HOUSING-OAKLAND HOUSING UNIT