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BEFORE THE ALASKA STATE COMMISSION FOR HUMAN RIGHTS

ALASKA STATE COMMISSION FOR)
HUMAN RIGHTS, PAULA M.)
HALEY, EXECUTIVE DIRECTOR,)
ex rel. TERRY REED,)
)
Complainant,)
)
v.)
)
AURORA NOVEL VENTURES, LLC,)
)
Respondent.)
_____)

ASCHR No. J-08-011

ACCUSATION

Paula M. Haley, Executive Director of the Alaska State Commission for Human Rights, *ex rel.* Terry Reed, hereby alleges the following against Aurora Novel Ventures, LLC:

1. Respondent Aurora Novel Ventures, LLC, is a limited liability company organized under the laws of Alaska.
2. Matthew R. Shadle is the sole member and manager of Aurora Novel Ventures, LLC, and holds a 100% interest in the company.
3. Respondent owns and manages a rental property located at 2930 West Highland Drive, sometimes also referred to as 2750 West Highland Drive, in Homer.
4. On December 1, 2006, Terry Reed and Aurora Novel Ventures, LLC, executed an agreement for Ms. Reed to lease the “one bedroom cabin” at West 2930 Highland Drive from Respondent. The lease provided for a tenancy of one year, but also

ACCUSATION—Page 1

1 expressly provided that the lease would automatically renew for an additional one-year
2 period unless one of the parties gave written notice of termination at least sixty days prior
3 to the original termination date.
4

5 5. Terry Reed is a person with mental and physical disabilities as those terms
6 are defined in AS 18.80.300(14).
7

8 6. On September 10, 2007, Respondent issued a written notice to Ms. Reed
9 that her lease would not be renewed. Respondent's written notice stated: "[t]he reason
10 for non-renewal is: Concerns of health and need to be closer to hospital in a place with
11 necessities we cannot provide." The notice was signed by Mr. Shadle.
12

13 7. Accompanying the notice described in the preceding paragraph was a
14 letter, also signed by Mr. Shadle, that described in further detail the reason that
15 respondent was refusing to renew Ms. Reed's lease. The letter stated: "[t]he reason for
16 non-renewal is we feel that with your health situation the past several months you should
17 be in town closer to the hospital. With all the necessities of an in town apartment/home,
18 [sic] that we are unable to offer you at this time."
19

20
21 8. Because Respondent refused to renew her lease, Ms. Reed was forced to
22 move and vacated Respondent's premises on October 15, 2007, incurring significant
23 expenses in the process.
24

25 **CAUSE OF ACTION—DISCRIMINATION BECAUSE OF DISABILITY**
26 **VIOLATION OF AS 18.80.240**

27 9. Paragraphs 1-8 above are realleged and incorporated herein.

28 10. Terry Reed is a person with a disability as that term is defined in AS

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1 18.80.300(14).

2 11. Respondent terminated Ms. Reed's tenancy because Ms. Reed has a
3 disability.
4

5 12. Respondent's termination of Ms. Reed's tenancy was discriminatory and a
6 violation of AS 18.80.240(1) and (2).
7

8 13. As a result of Respondent's discriminatory termination of Ms. Reed's
9 tenancy, Ms. Reed has suffered damages in the form of expenses incurred in obtaining
10 alternative housing.
11

12 **PRAYER FOR RELIEF**

13 Wherefore the Executive Director asks for the following relief:

14 1. That the Commission issue an order declaring that Respondent Aurora
15 Novel Ventures, LLC, violated AS 18.80.240 by discriminating against Ms. Reed when it
16 terminated her tenancy.
17

18 2. That the Commission order Respondent to adopt and disseminate to its
19 employees a policy of nondiscrimination under the Alaska Human Rights Law that
20 includes a policy prohibiting discrimination against tenants on the basis of a disability.
21

22 3. That the Commission order Respondent to obtain training for its owners,
23 managers, and employees on the provisions of the Alaska Human Rights Law that
24 prohibit discrimination in housing, with an emphasis on the prohibition against
25 discrimination based on disability.
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4. That the Commission order Respondent to pay damages to Ms. Reed, plus interest at the applicable legal rate, the exact amount of which will be proven at hearing.

Dated this 14th day of May 2010 at Anchorage, Alaska.

ALASKA STATE COMMISSION
FOR HUMAN RIGHTS

_____/s/_____
Stephen Koteff
Human Rights Advocate
Alaska Bar No. 9407070