

**MEETING MINUTES OF THE
ARLINGTON COUNTY TENANT LANDLORD COMMISSION
June 11th, 2025**

PRESENT (IN-PERSON)	David Timm Andrew Ferreira Griffin Koupal John Reynolds Adrian Tomala
PRESENT (VIRTUALLY)	None
ABSENT	Nature Lewis Kristin Clegg Sarah Lanford (Excused)
STAFF	Kara D. Williams, Hector Mercado

- [Tenant Landlord Commission \(TLC\) Meeting | June 11, 2025](#)
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The Andrew Ferreira convened its meeting at 7:07pm on June 11, 2025.

Public Comment:

Cody Ling: Continuance from the May meeting, Cody shared his difficulties when dealing with his landlord and the ongoing plumbing issue. The documentation provided was only sent to the Chair and Co-chair due to privacy reasons. He was unaware that the meetings were public, and video shared via Youtube. Stated that he has been unable to get any help or resolution from any county entity, code enforcement, housing division, after the involvement/contact with the landlord. Also stated that most agencies are not interested or willing to be involved when there is ongoing litigation.

Commissioner Ferreira stated that the sound is audible on the documentation provided. Chair, Timm, asked about a possible unit transfer within the property. Cody states that there was another unit offered within the building, but not outside of the property, after 9 months of dealing with the noise. Also asked he was represented by legal counsel. Cody stated that he was not represented by legal counsel and LSNV was not willing to represent him due to budget and capacity issues. Commissioner Tomala questioned the availability of the units and if there was anyone else that *shopped* the office for the availability of units, as well as, if he reached out to fair housing about the issues he experienced. The presenter, Regina Chaney, chimed in to offer additional supports, contacts and provide information on fair housing. Information will be given to Cody to follow up. Chair Timm, stated the TLC typically gets involved before litigation happens, and only has soft powers when it comes to tenant landlord disputes.

SUMMARY OF PRESENTATIONS & DISCUSSIONS

Presentation: Home of Virginia Fair Housing

Regina Chaney from Home of Virginia, a private nonprofit civil rights organization with a focus on fair housing presented on services offered serving the entire state of Virginia. The mission is to ensure equal access housing for all people. The mission is achieved in three segments:

- Enforcement and Investigation
- Housing Counseling and Education
- Policy & Research

Fair Housing is the idea that all people have the right to live where they choose, free from discrimination. Regina provided background on the Fair Housing Act as well as the AFFH (Affirmatively Further Fair Housing). There were several examples of housing discriminations and what it may look like, including examples. She further explained the protected federally protected classes: race, color, national origin, religion, sex, family status, and disability. The additional protected classes in Virginia include elderliness, sexual orientation, gender identity, military status, and source of funds. Persons with disabilities have additional protections which include Reasonable Accommodations, Reasonable Modification and Design and Construction. The most frequent disability complaint received is surrounding service animals and emotional support animals (no breed or weight restrictions, can be any type of animal; normally not trained).

Further discussion about the types of discrimination. Intentional discrimination, disparate impact and the refusal to provide reasonable accommodations or modifications. The example given shows criminal history and disparate impact on fair housing, as criminal history is not a protected class. HUD provides guidance on how to screen potential tenants with a criminal background for fair treatment. It is important to note that discriminatory actions happen at any stage of the housing process, application, tenancy, and termination of tenancy. Regina shared the ways to report a fair housing complaint, time limits/statutes of limitations, as well as the overview of the complaint process. Fair housing law refers to differential treatment based on a protected class. Landlord tenant law applies to the contract between the two parties. There can be violations involving one or both laws. There is a correlation with evictions and fair housing, as well as a racial disparity. The presentation outlined what to do when the landlord will not make repairs. There are three options available for tenants to lawfully exercise their rights; tenant's assertion, a repair and deduct, or a written documentation using a 21/30.

Landlord Tenant Law Updates that went into effect July 1, 2024; a separate document will be sent outlining the updates. Additional information provided showcasing the Housing bills.

Chair Timm asked the questioned language discrimination, and which protected class it would fall under. Regina stated that it would be national origin. Commissioner Tomala made a statement to associate an actual case for protected classes along with the lawsuit filings and amounts awarded are very impactful to landlords to take notice of fair housing laws. Regina gave examples of monetary compensation, and unique cases she has encountered.

Subcommittee Meeting Report: The upcoming meeting will be virtual this month

Staff Report: None

MOTIONS & ACTIONS/VOTES

Commissioner Ferreira moved to approve the meeting notes from May.

- Commissioner Timm made the motion.

- Commissioner Reynolds seconded the motion

Commissioner Ferreira moved to adjourn the meeting

- Commissioner Griffin seconded the motion.
- The Commission unanimously supported the motion.

Meeting adjourned at **8:26pm**.