



occurred in this case and has authorized and directed the issuance of this Charge. 42 U.S.C. § 3610(g)(2).

## II. SUMMARY OF FINDINGS IN SUPPORT OF THIS CHARGE

Based on HUD's investigation of the allegations contained in the aforementioned complaint and Determination of Reasonable Cause, Respondents are hereby charged with violating the Act as follows:

### A. Legal Authority

1. It is unlawful to refuse to negotiate for the rental of, or otherwise make unavailable or deny, a dwelling to any person because of race. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.50(b)(1), 100.60(a), 100.60(b)(2).
2. It is unlawful to make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the rental of a dwelling that indicates any preference, limitation, or discrimination based on race, or an intention to make any such preference, limitation, or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.50(b)(4), 100.75(a), (c)(1), (c)(2).

### B. Parties and Subject Property

3. Complainant **Redacted** who is Black, is an aggrieved person, as defined by the Act. 42 U.S.C. § 3602(i); 24 C.F.R. § 100.20.
4. Respondent Quang Dangtran ("Respondent Dangtran") is director and manager of HQD Enterprise, LLC—a limited liability corporation that co-owns the property located at **Redacted** **Redacted** Plano, Texas 75025 ("Subject Property").
5. Respondent HQD Enterprise, LLC ("Respondent HQD") is a limited liability corporation formed in Texas that uses the Subject Property as its registered office and mailing address.
6. Respondent Ha Nguyen ("Respondent Nguyen"), also known as Stephanie Nguyen, is married to Respondent Dangtran and is the registered agent for Respondent HQD.
7. At all times relevant to this Charge, Respondents Nguyen and HQD were joint owners of the Subject Property.
8. At all times relevant to this Charge, Respondent Dangtran served as an agent in the advertising and rental of the Subject Property for Respondents Nguyen and HQD.
9. The Subject Property is a 5-bedroom house where, at all times relevant to this Charge, Respondents Nguyen and Dangtran resided and shared a bedroom and rented the remaining four bedrooms to tenants. Each bedroom had a locked door. The Subject Property is a dwelling

within the meaning of the Act, 42 U.S.C. 3602(b); 24 C.F.R. § 100.20.

C. Factual Allegations

10. On October 3, 2016, Complainant viewed the following advertisement for a room rental on Craigslist:

I have 1 room available for rent in a 5 bedrooms (sic) home for professional (sic) only. The home is situated in a nice and quite (sic) neighborhood near **Redacted** US 75. This house is situated in The Courses at Watters Creek Golf course where our backyard is opening (sic) up to the great views of the golf course.

All utility (sic), water, internet are included in the rent.

You must be clean! No drugs! No criminal history!

If you feel you qualify, please response (sic) with your brief description about yourself, race and age; and a recent picture of you. ABSOLUTELY NO PETS!

If interested, please contact Quang. Thank you for reading.

11. That same day, in response to the Craigslist advertisement, Complainant contacted Respondent Quang Dangtran via text message. During a subsequent telephone conversation about the room rental, Respondent Dangtran asked Complainant to provide a selfie or picture of herself. When Complainant refused, Respondent Dangtran stated that a selfie was required to continue the conversation and the rental process. Consequently, their conversation ended.

12. On October 5, 2016, Complainant received a text message from Respondent Dangtran asking whether she was still looking for a place to live. Respondent texted Complainant that the room and bathroom featured in the Craigslist advertisement were still available. Complainant subsequently had a telephone conversation with Respondent in which he again asked her to provide a selfie and Complainant replied to him that she was not comfortable with doing that. Nevertheless, they agreed to meet at the house later that day so that she could see the rental room.

13. On October 5<sup>th</sup>, when Respondent Dangtran first met Complainant in person, he said "You are **Redacted**? Oooooohh," and he refused to allow her to view the room or enter the house. Respondent Dangtran initially refused to explain why Complainant was not permitted to view the room. After asking Complainant questions about her cooking habits, whether she was quiet, whether she was a professional, and asking for verification of her college graduation, Respondent stated that Complainant could not rent the room because Complainant is Black and his wife would not like it. Respondent Dangtran explained that his three other tenants were Asian professionals and renting a room to her would make the house uncomfortable.

14. Respondents HQD and Nguyen, co-owners of the Subject Property, are liable for the discriminatory conduct of their rental agent, Respondent Dangtran.

15. As a result of Respondents' discriminatory conduct, Complainant suffered actual damages, including lost housing opportunity and emotional distress.

D. Legal Allegations

16. Respondents violated subsection 804(a) of the Act by refusing to negotiate rental of a room at the Subject Property because of race. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.50(b)(1), 100.60(a), 100.60(b)(2).

17. Respondents violated subsection 804(c) of the Act by publishing a discriminatory advertisement and making a statement to Complainant about renting a room at the Subject Property that indicated a preference, limitation, and discrimination based on race. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (c)(1), (c)(2).

**III. CONCLUSION**

WHEREFORE, the Secretary of the U.S. Department of Housing and Urban Development, pursuant to 42 U.S.C. § 3610(g)(2)(A) of the Act, hereby charges Respondents with engaging in discriminatory housing practices in violation of 42 U.S.C. §§ 3604(a) and (c) and requests that an order be issued that:

1. Declares that Respondents' discriminatory housing practices, as set forth above, violate the Act, 42 U.S.C. §§ 3604(a), (c);
2. Enjoins Respondents, their agents, employees, and successors, and all persons in active concert or participation with them from discriminating against any person because of race in any aspect of the sale or rental of a dwelling;
3. Mandates Respondents, their agents, employees, successors, and all other persons in active concert or participation with them, take all affirmative steps necessary to remedy the effects of the illegal, discriminatory conduct described herein and to prevent similar occurrences in the future;
4. Awards such damages as will fully compensate Complainant for any and all damages caused by Respondents' discriminatory conduct;
5. Assesses a civil penalty against each Respondent for each separate and distinct discriminatory housing practice that Respondents are found to have committed, pursuant to 42 U.S.C. § 3612(g)(3) and 24 C.F.R. § 180.671.
6. Awards any additional relief as may be appropriate, pursuant to 42 U.S.C. § 3612(g)(3).

Respectfully submitted on this 25th day of June 2019.

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