



*United States Attorney  
Southern District of New York*

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CONTACT: U.S. ATTORNEY'S OFFICE  
HERBERT HADAD, ELLEN DAVIS,  
EDELI RIVERA, JESSIE ERWIN  
PUBLIC INFORMATION OFFICE  
(914) 993-1900, (212) 637-2600

**MANHATTAN U.S. ATTORNEY FILES CIVIL RIGHTS SUIT AGAINST  
ROCKLAND COUNTY LANDLORD FOR DISCRIMINATION AGAINST  
AFRICAN-AMERICAN PROSPECTIVE TENANTS**

PREET BHARARA, the United States Attorney for the Southern District of New York, announced today that the United States has filed a federal civil rights lawsuit under the Fair Housing Act against BURGUNDY GARDENS, LLC, for discriminating against African-Americans seeking to rent apartments at Burgundy Gardens Apartments, located in Valley Cottage, Rockland County, New York.

Manhattan U.S. Attorney Preet Bharara said, " The fact that discrimination in the housing market still occurs in this day and age argues for our continued vigilance and strong enforcement of the Fair Housing Act. As this lawsuit demonstrates, we will not tolerate the unequal treatment of individuals looking for a home or in any other area that is covered by the civil rights laws. We will [seek to hold accountable](#) those who engage in this conduct."

Burgundy Gardens Apartments is a residential complex consisting of approximately 96 rental apartment units. The Complaint alleges that Burgundy Gardens has engaged in conduct since at least August 2007 that has constituted discrimination on the basis of race and color under the Fair Housing Act.

Specifically, the United States alleges that Burgundy Gardens has engaged in racially discriminatory housing practices, including failing to inform African-American prospective tenants about available apartments, or telling African-Americans that certain apartments are not available, while telling non-African-American persons that such apartments were in fact available.

In addition, the Complaint alleges that Burgundy Gardens told African-American prospective tenants that the prices for rental apartments were higher than the prices quoted to non-

African-American persons. The United States further alleges that Burgundy Gardens failed to show African-American prospective tenants available apartments, while at the same time showing similarly situated non-African-American persons available apartments.

The Complaint seeks an injunction against the defendant's discriminatory practices, as well as monetary damages for victims of discrimination, and a civil penalty against Burgundy Gardens, LLC.

Assistant United States Attorneys DANIEL P. FILOR and DAVID S. JONES are in charge of the case.

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