

UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF WISCONSIN

UNITED STATES OF AMERICA,)
)
Plaintiff,)
)
and)
)
JACQUELYN M. KELLY.) Civil Action No. 2:13-cv-01243
)
Plaintiff-Intervenor,)
)
vs.)
)
RUSLAN BACHMAGA and LARRY)
BACHMAGA,)
)
Defendant.)
_____)

CONSENT DECREE

On November 4, 2013, the United States filed suit against Larry and Ruslan Bachmaga under the Fair Housing Act. Jacqueline Kelly intervened in this action on January 13, 2014. Defendants Larry and Ruslan Bachmaga deny any violations of the Fair Housing Act.

The parties have agreed that to avoid protracted and costly litigation, this dispute should be resolved without the necessity of further proceedings or trial. Therefore, all of the parties in this suit consent to the entry of this Consent Decree (“Decree”), as indicated by the signatures appearing below.

Accordingly, it is hereby ORDERED, ADJUDGED AND AGREED as follows:

I. INJUNCTIVE RELIEF

1. Defendants and their agents or employees shall not:

- A. Refuse to rent after the making of a bona fide offer, or refuse to negotiate for the rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, in violation of 42 U.S.C. § 3604(a);
- B. Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, in violation of 42 U.S.C. § 3604(b);
- C. Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or 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, in violation of 42 U.S.C. § 3604(c); and
- D. Represent to any person because of race that any dwelling is not available for rental when such a rental is in fact so available.

II. MANDATORY EDUCATION AND TRAINING

2. Within sixty (60) days after the date of entry of this Decree, Defendants Larry and Ruslan Bachmaga shall attend a fair housing training. The training shall focus on the race-related provisions of federal, state and local fair housing laws, regulations and ordinances, and shall be conducted by a qualified individual or organization unconnected to Defendants that has been approved in advance by the United States. Defendants shall bear the cost of any expenses associated with this training. Defendants shall provide the United States, within ten (10) days after the training, the name(s), address(es) and telephone number(s) of the trainer(s) and certifications executed by the trainer(s) confirming their attendance.

III.DURATION OF CONSENT DECREE

3. This Decree is effective immediately upon its entry by the Court. The Court will retain jurisdiction to enforce the terms of this Decree for a period of one year after the entry of this Decree. The United States may move the Court to extend the duration of the Decree if it determines that either defendant has violated one or more terms of the Decree or if the interests of justice otherwise require.

IV.COSTS OF LITIGATION

4. All parties shall be responsible for their own attorney's fees and costs associated with this action.

IT IS SO ORDERED.

This 8th day of May, 2014

s/ Lynn Adelman

LYNN ADELMAN
UNITED STATES DISTRICT JUDGE