



July 23, 2018

NOTICE TO CURE DEFAULT OR QUIT
(21/30 DAY NOTICE)

TO: Mr. Kenneth Hauge and Ms. [REDACTED] Hauge
[REDACTED]
Fredericksburg, VA 55401

VIA: 1ST CLASS MAIL, CERTIFIED, RETURN RECEIPT REQUESTED, AND
HAND POSTED ON DOOR

Please allow this letter to give you formal notice from Landlord pursuant to Virginia Code §55-248.31 that your tenancy in [REDACTED] (the "Property") located in the Evergreen at Smith Run with a street address of [REDACTED] in Fredericksburg, Virginia (the "Community"), will terminate on August 31, 2018 (a date which is not less than 30 days from the date of this notice), unless you cure the breach of the terms of your tenancy within twenty-one (21) days of the date of this notice.

Senior Living Community Threatens Resident with Eviction for Holding Bible Study in his Apartment

First Liberty Sends Demand Letter to Virginia Apartment and its Management Company alleging Fair Housing Violations and Religious Discrimination

Fredericksburg, VA—Attorneys with First Liberty Institute today sent a demand letter to Community Realty Company ("CRC"), parent company of the Evergreens at Smith Run, alleging religious discrimination in housing by the management of the senior living community in Fredericksburg, Virginia, after it prohibited religious activities in the Evergreens' Community Room and threatened a resident and his wife with eviction for hosting a small Bible study in their apartment.

Read First Liberty's demand letter [here](#).

"Evicting elderly residents from their home for holding a Bible Study is not only outrageous, it's illegal," said Lea Patterson, associate counsel for First Liberty. "It's frightening that a management company would use the threat of eviction to stop residents from meeting together to discuss any issue, let alone their faith."

Last year residents asked Ken Hauge, a new resident, to lead a Bible study in the complex's community room. Mr. Hauge reserved the room, but the apartment manager refused to allow him to call the event a "Bible study," requiring instead that he call it a "Book Study." On July 23, 2018, the Evergreens adopted a new policy prohibiting residents from engaging in activity "for religious purposes" in the Community Room. In a certified letter also dated July 23, Hauge and his wife, both in their mid-80s, received an [eviction notice](#) informing that that CRC considers the Bible study to constitute "business activity" prohibited by his lease and, unless he ceases to lead Bible study, his lease will terminate on August 31st, 2018.

First Liberty also represents [Donna Dunbar](#), a Port Charlotte woman denied the use of her condo's community room for a small women's Bible study.

Learn more about Hauge's case at FirstLiberty.org/Ken-Hauge

Hauge = "HOW=guhee."

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About First Liberty Institute

[First Liberty Institute](http://FirstLiberty.org) is a non-profit public interest law firm and the largest legal organization in the nation dedicated exclusively to defending religious freedom for all Americans.

To arrange an interview, contact Lacey McNiel at media@firstliberty.org or by calling 972-941-4453.