



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.

**HUD Complaint Filed Against Senior Living Community that
Threatened Elderly Resident with Eviction for Holding Bible Study**
*Complaint Alleges Fair Housing Violations and Religious Discrimination by Apartment and
its Management Company*

Fredericksburg, VA—Attorneys with First Liberty Institute this week submitted a [complaint](#) to the United States Department of Housing and Urban Development on behalf of an apartment resident and his wife faced with the possibility of eviction for hosting a small Bible study at their apartment complex. The complaint alleges that the Evergreens at Smith Run, a senior living community located in Fredericksburg, Virginia, and its parent company, the Community Realty Company ("CRC"), violated the Fair Housing Act by discriminating on the basis of religion.

"It is both shameful and illegal to threaten elderly residents with eviction simply for holding a Bible study," said Lea Patterson, associate counsel for First Liberty. "Treating residents unequally simply out of hostility to religion violates federal law and taints Virginia's long history of religious freedom."

Last year residents asked Ken Hauge, a new resident, to lead a Bible study. Initially unable to reserve the complex's Community Room, the Bible study met in an apartment during 2017. In flyers announcing the event, the apartment manager refused to allow Hauge to call the event a "Bible study," requiring instead that he call it a "Book Review." The Bible study finally received access to the Community Room in early 2018, but 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 a [notice](#) informing them that CRC and the Evergreens consider the Bible study to constitute "business activity" prohibited by their lease and, unless Hauge ceases to lead the Bible study, their lease would terminate on August 31st, 2018. To avoid the threatened

eviction, Ken agreed to suspend the Bible study while attempting to resolve the matter with Evergreens management.

In August, First Liberty sent a letter to CRC explaining that their actions violated the federal Fair Housing Act. Unfortunately, CRC has neither responded to First Liberty's letter, nor resolved the problem.

The complaint asks HUD to investigate the matter and take all appropriate actions. Read the entire HUD complaint by [clicking here](#).

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

Hauge = "HOW=gee" (with a hard "g")

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About First Liberty Institute

[First Liberty Institute](#) 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 McNeil at media@firstliberty.org or by calling 972-941-4453.