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2014

### Complaint, Salgado-Morales v. Invesco, LLC, Docket No. 1:14-cv-07015 (Northern District of Illinois 2014)

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UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

Brenda Salgado - Morales, )  
)  
)  
)  
Plaintiff, )  
)  
)  
vs )  
Invesco, LLC )  
)  
)  
Defendant )

Case No.

Jury Trial Demanded

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**COMPLAINT**

Plaintiff, Brenda Salgado - Morales, by and through the undersigned attorney, sues the Defendants, Invesco, LLC, and states as follows:

**GENERAL ALLEGATIONS**

1. This is an action for housing discrimination arising under 42 U.S.C. § 3601 et seq. of the Federal Fair Housing Act ( FFHA).
2. Federal jurisdiction is conferred on this Court under 42 U.S.C. § 3601 and 42 U.S.C. § 3604.
3. Additionally, § 3613 of the Fair Housing Act states, in pertinent part: “(a) An aggrieved person may commence a civil action in an appropriate United States District Court... (c) An aggrieved person may commence a civil action under this subsection whether or not a

complaint has been filed under § 810(a) and without regard to the status of any such complaint...”

4. Venue is proper in the Northern District of Illinois, Eastern Division, as Plaintiff resides there and Defendants reside, do business and/or own property there.
5. Plaintiff, Brenda Salgado – Morales ( “Morales” ), is over the age of 18 residing in the Chicago area in Cook County, Illinois.
6. Morales suffers from anxiety and depression and at all times material hereto, was and is disabled within the meaning of the FFHA.
7. Defendant, Invesco, LLC ( “Invesco” ), is a property management company doing business in Illinois in Cook County. At all times material hereto, it managed and owned the subject property.
8. Defendant, Invesco, at all times material hereto upon information and belief, owned the subject property.
9. On or about August 6, 2013, Morales called Invesco to inquire about an apartment listed for rent at 1701 Mansard Lane, Mount Prospect, Illinois (subject apartment).
10. She informed Invesco that an emotional support animal (a dog) had been prescribed for her. She was advised that medically prescribed animals were excepted from the no pet policy.
11. On or about August 7, 2013, Morales viewed the subject apartment. She liked it and thereafter completed an application, left a \$160 to hold the unit, a \$40 payment for a credit check and a copy of her doctor’s note dated 4/24/13 affirming her need for an emotional support animal.
12. At all times hereto, Morales was ready, willing and able to rent the subject property.

13. On August 9, 2013 she was advised by Invesco that her application had been denied because of the complex's no pet policy. She was directed to return to pick up her deposit and the money she left for the credit check.
14. Morales thereafter obtained further medical documentation for her dog. She contacted Invesco several times and attempted to submit this additional medical support for the dog. It was refused.
15. Morales went to the subject property again on August 23, 2013 and requested a copy of the application she had completed. She was given a copy of the application.
16. Her application appeared to have been altered in that in that the check mark she had placed in the box asking if she had a pet had been erased/whited out.
17. Morales spoke to Patrice about why the check mark had been removed. Patrice told her that an applicant should check that box if he or she did not have a pet. Since Ms. Salgado-Morales had a pet she should not have checked the box.
18. Morales told Patrice that her dog was not a pet; rather, it was an emotional support animal. She offered Patrice copies of the additional medical support for the dog. Patrice told her it would not make a difference and she would only be allowed to keep her dog if she was "blind or something like that".
19. Morales left and a few days later her deposits and credit check fee were returned to her in the mail.

**COUNT I – VIOLATION OF THE FEDERAL FAIR HOUSING ACT**

20. Morales realleges and adopts the General Allegations in paragraphs 1 – 14 as though the same were set forth more fully herein.
21. Defendant Invesco's actions were illegal and amounted to discrimination in violation of sections 3604(f) (1) (2), (3) (B) of the FFHA.
22. Defendant Invesco, as the owner of the subject property, is liable for its illegal actions.
23. As a direct and proximate result of the Defendants' discrimination and illegal refusal to rent to Morales and/or grant her a reasonable accommodation, Morales was injured and suffered tangible and intangible damages including but not limited to emotional distress, humiliation, embarrassment, additional expenses, costs and attorney's fees.

WHEREFORE, Plaintiff, Brenda Salgado-Morales, respectfully requests entry of a judgment against Defendants for declaring Defendants violated the Federal Fair Housing Act, enjoining them from further violations, appropriate injunctive relief, damages, costs, and attorneys such other relief as is deemed just and proper and further prays for a jury trial.

Respectfully submitted,

  
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