

# **FACTORS RESPONSIBLE FOR DISCRIMINATION AGAINST SINGLE ADULTS IN TENANT SELECTION IN THE AKURE PROPERTY MARKET, NIGERIA**

## **ABSTRACT**

It is the aim of the sustainable development goal 10.3 to put an end to all discriminatory practices by 2030. However, despite the agenda, discrimination still thrives in the property market. The study identifies factor responsible for discrimination against single adults in Akure property market in order to determine its prevalence. A structured questionnaire was used to obtain information from a sample of Estate Surveying and Valuation firms in Akure, Ondo State, Nigeria. **The obtained information was examined using Weighted Mean Score and Factor Analysis. Factor analysis is a statistical approach for describing variability in observed variables in terms of a possibly smaller number of unseen variables known as factors.** The findings of this study shows that four (4) factors namely default in the payment of rent, susceptibility to crime and immorality, unemployment and un-definable movements majorly influence discrimination against single adults at tenants selection in the Akure rental market. Also, the research showed that other factors like poor attitude towards property maintenance, default in the payment of utility bills and service charge, not being security conscious, non-cooperative attitudes with co-tenants, not cleaning premises, subletting the property, having many visitors, promiscuity do not fuel the chances of being discriminated against by Estate Surveyors and Valuers at tenants selection. Therefore, this study recommends that housing equity lectures should be included in the MCPD programmes organized by the Nigerian Institution of Estate Surveyors and Valuers (NIESV) both at the state and national levels.

**Keywords: Rental Discrimination, Single Adults, Tenant Selection, Residential Segregation, Housing**

## **1.0 Introduction**

Housing has been recognized by the United Nations as a universal human right (UN General Assembly, 1948). It also serves as one of the best predictors of a person's standard of life and social standing (Nubi, 2008). Housing improves human health, protects against hazardous weather and improves economic wellbeing of man; hence, it is important that everyone's right to housing is protected. Irrespective of status, housing should be accessible to all categories of people but this is not the situation in Africa's most populous nation; Nigeria (Torinmo, 2019). The significant disparity between housing demand and housing supply in Nigeria exerts ongoing pressure on the rental market, causing real estate brokers and estate surveyors and valuers to use a variety of criteria to screen prospective renters and some of these criteria are laced with inequality (Agboola & Olukolajo, 2021).

During tenant selection, Estate surveyors and valuers sometimes use some factors to screen single adult tenants which may constitute discrimination against their person; although, this may not be intended. The United Nations Human Rights Committee defines discrimination to mean "any distinction, exclusion, restriction, or preference based on any ground, such as race, colour, sex, language, religion, political or other opinion, national or social origin, property, birth, or other status, that has the intent or effect of nullifying or impairing the recognition, enjoyment, or exercise of all rights and freedoms by all persons on an equal basis". Sometimes, these factors may stem from the years of experience of the estate surveyors and valuers renting to single adults. Notwithstanding, any action that does not give equal opportunities to prospective tenants irrespective of marital status is discriminating (Nwaohuocha, 2020).

According to Torinmo (2019), direct and indirect forms of discrimination exist in the rental housing market. The term "direct discrimination" refers to situations in which one person is treated differently from how one would treat another person in similar circumstances. This occurs when a potential renter is denied housing based on his or her history (marital status). However, indirect discrimination occurs when a criterion or practise inadvertently places certain persons at a disadvantage relative to others, unless the standard or practise can be genuinely established (for example, a person's disability) (Flage, 2018). Housing market discrimination, according to Peter (2021), limits a potential tenant's choice set during a search, increasing the possibility that disadvantaged people end up in disadvantaged neighborhoods, which is never

their preference and violates their fundamental right to housing. Gender, physical appearance, weight, belief, disability, race, religion, marital status, and other factors unnecessarily subject some people to discrimination. Some home seekers in Nigeria have experienced suffering, financial loss, social humiliation, and embarrassment as a result of issues related to housing discrimination. Many of them face unnecessarily suffering as a result of their ignorance of the legal protections which the law confers on them (Moneke, 2009).

Therefore, this study identifies factors influencing discrimination against single adult in Akure property market with a view to determine its prevalence in the property market. The singles here comprise of single **parents**, divorced and yet to marry adult **males** and **females**.

## **2.0 Literature Review**

Discrimination in tenant selection is influenced by a number of factors. According to Choi et al. (2005), a landlord may opt to reject tenants based on statistics acquired and regarded to be the ultimate criterion for evaluating such tenants. This scenario exemplifies why landlords trust information about potential tenants. Many landlords' preferences for a certain renter are based on this. For example, study by Edward and Krendel (2007) support the idea by finding that many landlords choose net lease since it guarantees a consistent, predictable long-term income stream. However, due to inadequate services and increased rates, this tenancy feature has been deemed unfavorable to tenants.

Due to the aforementioned circumstance, landlords are quick to discriminate against a certain group of tenants. According to Ross and Margery (2005), unemployment may be a major reason for landlords' discriminatory attitudes against certain groups of residents in metropolitan America. This is in line with Pomeroy (2001) survey findings in Canada, which found that most landlords now prefer working couples who can afford to satisfy their tenancy obligations. Selection bias may develop as a result of the mechanism through which households categorize themselves into different sorts of neighborhoods. This suggests that ethnic segregation may be a voluntary decision to associate with people of the same ethnicity in a given area. Personal unfriendly attitudes can also lead to discrimination against certain groups during the tenant selection process, which might be due to aspersion or inaccurate information about the applicants, according to the literature (Federici, 2011). A single tenant is typically more socially

active than a couple. Potentially, landlords view the former as negative and the latter as positive and this is a factor strong enough to influence landlord's decision of not renting to single prospective tenants as they are viewed to be promiscuous (Goodman, 2003). Hanson and Hawley (2011) stated that singles have tendency of defaulting in rent payment while they poorly maintain the property rented. To cap it all, they sometimes fail to abide by the lease agreement and this is evident in how they host visitors longer than the agreement stipulates.

Nwaohuocha (2018) opined that some landlords deny single women their preferred houses on the grounds of promiscuity, playing host to many visitors, poor maintenance cultures etc. they believe that single adults cannot afford to rent properties on their own without getting financial supports from others. When they eventually rent a place, payment of subsequent rent may pose a challenge. Every landlord wants a tenant who will pay without stress, not just the initial payment but subsequent rents and this makes them turn down the letting request of most single adults. On the other hand, (Torinmu, 2019) stated that single men always have a hard time convincing house owners of their suitability to be an ideal tenant as they are deemed too risky to rent houses to because of preconceived biases like being susceptible to crime and immoralities, undefinable movements, not good at keeping the compound clean, turning the apartment to a den of boys and subletting. A good number of single men are probed concerning their means of livelihood. For some, they are mistaken for a 'Yahoo-Yahoo guy' because of their dreadlocks.

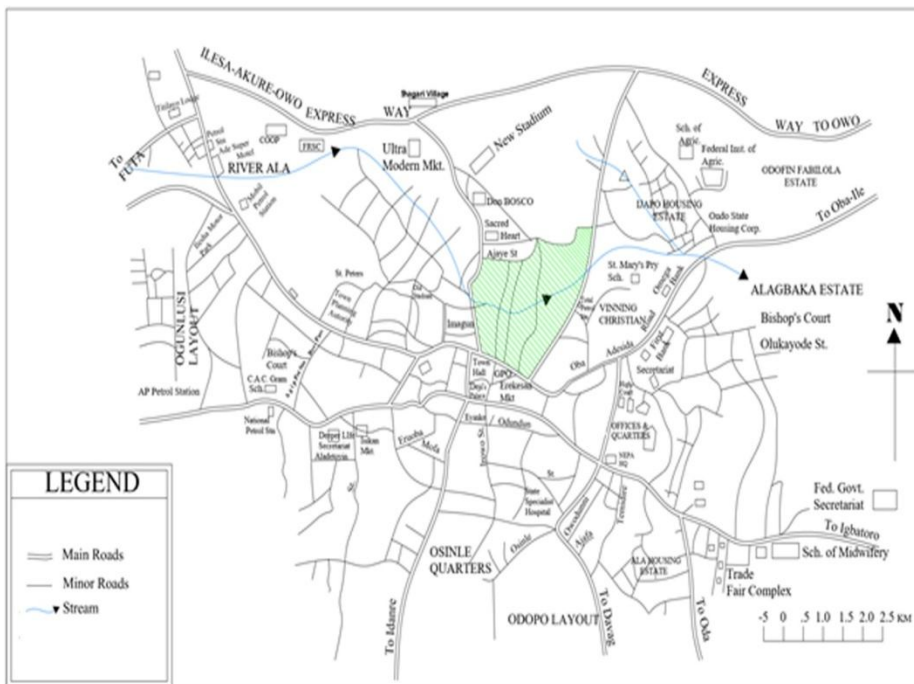
**According to Morris, Sinclair and DePaulo (2007)**, a number of factors contribute to single adults access to rental housing, particularly for low-income and disadvantaged households, and these factors might influence agents' and landlords' decision-making processes while processing tenants' applications. Poor first impressions, communication, literacy skills, renting history, employment history, history of public housing tenancy, dependency on public housing tenancy, reliance on loan, tenants seeking "group" or shared dwelling, physical disabilities, and residents using centre pay are just a few of the variables. According to the report, applicants with higher earnings and solid rental references are frequently preferred. No matter the marital status, some house owners consider the financial standing, ethnicity and physical appearance of their prospective tenant and when they fail to meet their standards, their tenancy request is trashed. This increases how long their property remains void because this process could take weeks and even months (Riach, & Rich, 2002). An opinion expressed in Ntoimo and Isiugo-Abanihe (2014)

established that preference for the married in tenants' selection is premised on the tendency of singles keeping late nights, keeping multiple sexual partners among others

From the literature review, the following factors can be summarized as major factors for discrimination in the rental housing market: landlord/property manager experience, environmental influence (tenant agitation to stay close to ethnic group), landlord/property manager preference, property treatment consideration, financial and ethnic sentiments (Galster, 2005). Hence, this research is centered on these driving variables.

### 3.0 Study Area

The research area was Akure, the capital of Ondo State, Nigeria and also the capital of Akure South Local Government, as illustrated in figure 1. The city is located in Nigeria's south western region. It is located between latitudes  $7^{\circ} 15^1$  N and longitude  $5^{\circ} 15^1$  E. It is roughly 700 kilometers south of Abuja, Nigeria's Federal Capital, and 350 kilometers from Lagos, the country's former capital. The residential property market in Akure has changed greatly since it became the administrative capital of Ondo State, Nigeria, in 1976, as a result of migration and the city's growing population and commercial activities (Adebisi et al, 2015) and this informed why it was chosen as the study area.



## Figure 1: Map of Akure.

Source: Akure South Local Government Secretariat, 2021

### 4.0 Methodology

The research design that was applied in this study is descriptive research. The descriptive approach was used in collecting the data to provide answers to the research questions and to test the hypothesis postulated in the study. The data used was collected from the Estate Surveying and Valuation Firms in Akure Metropolis. Estate Surveyors and Valuers are the major players in the housing market as they are the professionals saddled with the responsibility of managing properties in the housing market. Based on the year 2020 directory of the Ondo State branch of the Nigerian Institution of Estate Surveyors and Valuers (NIESV), there are 27 practicing firms of Estate Surveying and Valuation in Akure and each of these firms were administered structured questionnaires to elicit the required data for this study. The data collection instrument that was employed in this study is a structured questionnaire which was self-administered on Estate Surveyors and Valuers (ESV) who serve as agents and property managers in the study area and the tenant selection process studied was confined to tenants selected over a 10-year period (2012-2021).

The data gotten was analyzed using Weighted mean score and factor analysis. In weighted mean, factors are ranked from 1<sup>st</sup> to last position in descending order of their weighted means such that the factors with the highest weighted mean ranks first while the one with the lowest weighted mean ranks last. According to Adabre and Chan (2019) for proper estimations, the mean values can be categorized i.e where  $4.30 \geq \text{Mean} \leq 5.0$  were regarded of having a 'Very High Effect',  $3.50 \geq \text{Mean} \leq 4.29$  were also regarded of having 'High Effects',  $2.70 \geq \text{Mean} \leq 3.49$  were regarded of having a 'Moderate Effect', 'Low Effect'  $1.90 \geq \text{Mean} \leq 2.69$  and 'Very Low Effects'  $1 \geq \text{Mean} \leq 1.89$  respectively. Factor analysis is a statistical approach for describing variability in observed variables in terms of a possibly smaller number of unseen variables known as factors (Field, 2015). Factor rotation is used to determine whether the factor loading has a simple structure or otherwise and then used to simplify the process of interpretation of factors. Mathematically, factor analysis is represented thus:

$$F_k = W_{1k}X_1 + W_{2k}X_2 + W_{3k}X_3 + \dots + W_{1k}X_1 + \dots + W_{nk}X_n \quad \text{eq. (ii)}$$

Where  $W_{1k}$  is the weight of the original variable  $X_1$  in the linear composite of the factor  $k$ .

F<sub>k</sub> is factor K.

The factors are measured on a 5 point scale from 1 to 5, 1 for lowest and 5 for highest. However, before using factor analysis, KMO test is used to measure the appropriateness of factor analysis for the sample by examining the sum of partial correlations relative to the sum of correlations to determine diffusion in the pattern of correlations. A value of 0 indicates diffusion in the pattern of correlations (hence, factor analysis is likely to be inappropriate). A value close to 1 indicates that the patterns of correlations are relatively compact and so factor analysis should yield distinct and reliable factors. However, Field (2005) suggests that values less than 0.5 are weak, values between 0.5 and 0.7 are mediocre, values between 0.71 and 0.8 are good, values between 0.81 and 0.9 are great and values above 0.9 are superb.

## **5.0 Result and Discussion**

27 questionnaires distributed to the surveyed Estate Surveying and Valuation (ESV) firms in Akure, a total of 23 representing 85% of the questionnaires were retrieved and found suitable for further analysis. The questionnaires were personally administered to the respondents. For the purpose of determining the reliability of the survey instrument, a Cronbach's Alpha Coefficient test was employed to determine the internal coherence of a collection of items in questionnaires and the values obtained were 0.923 for the constructs employed. This figure shows an acceptable Cronbach's Alpha Coefficient values, indicating a high consistency of the survey instrument. According to Chan, Darko, Olanipekun, and Ameyawe (2020) values ranging from 0.5 to 0.69 are fair, values between 0.7 to 0.8 are acceptable while values above 0.8 are excellent.

### **5.1 Factors Influencing Discrimination against Single Adults at Tenants Selection by Estate Surveyors and Valuers in the Akure Rental Market**

This section x-rays the possible factors responsible for the discrimination, most especially against prospective single adults. To do this, weighted mean score and factor analysis were used to analyze the questionnaires retrieved for this section. The results are presented in Tables 1,2,3,4 and figure 2.

**Table 1: Weighted Mean Scores of Factors Influencing Discrimination against Single Adults at Tenants Selection by Estate Surveyors and Valuers in Akure Residential Property Market**

Factors	Mean Score	Standard Deviation	Rank
Susceptible to crime and immorality	4.20	0.612	1
Unemployment	4.17	0.974	2
Un-definable movements	4.01	1.042	3
Default in the payment of rent	3.98	0.610	4
Promiscuity	3.83	0.820	5
Not cleaning premises	3.79	0.762	6
Poor attitude towards property maintenance	3.70	0.593	7
Not being security conscious	3.62	1.047	8
Always have many visitors	3.44	0.497	9
Default in the payment of utility bills and service charge	3.27	0.680	10
Non cooperative attitudes with co-tenants	3.05	0.926	11
Easily sublet the property	2.99	0.511	12

Source: Field Survey, 2021

From Table 1, almost all identified factors have influence on the discrimination single adults encounter in the hands of Estate Surveyors and Valuers in Akure residential property market at tenants selection. ‘Susceptible to crime and immorality’ was ranked first with 4.20 mean score.

**Maybe because of unemployment, some single adults lay their hands on shady**

**businesses and perpetuate crime without thinking twice.** For instance, unemployed youths do engage in prostituting, internet fraud, thuggery, hooliganism, pick pocketing, drugs addicting and peddling, armed robbery or even hired killers, hence fit to be used as tools in the hands of politicians to achieve their inordinate goals. This could be one of the reasons why Estate Surveyors and Valuers do not like to give apartments to them.

Furthermore, 'unemployment' ranked 2<sup>nd</sup> with a mean score of 4.17. Youths' unemployment in Nigeria has been on an increase as the number of yearly graduates from institution of higher learning continues to increase. The unemployment and underemployment rate keeps increasing and this could be the reason Estate Surveyors shy away from renting to them. This could be because it is not so easy for unemployed persons to abide by the tenancy agreement especially the aspect of payment of rent, which is the crux of the agreement. In addition, 'undefinable movement' ranked 3<sup>rd</sup> with a mean score of 4.01. **Some single adults maybe caught in the web of travelling often and passing the night wherever they deem fit without returning home since they stay alone. Compared to their married counterparts who would always want to go home to meet their family.** Being around may also help the occupier take care of the apartment and its surrounding and also foster good relationship between tenants. This could be the reason property managers prefer married prospective tenants to single prospective tenants at tenants selection. Also, 'default in the payment of rent' ranked 4<sup>th</sup> with a mean score of 3.98. This is majorly applicable to the payment of subsequent rents and not initial rent as failure to pay rent and as when due is a major and the most frequently committed breach which rocks the landlord-tenants' relationship. In a bid to forestall this, rental property owners as well as their agents engage in scrutiny of prospective tenants within a set criterion and do not rent to tenants with a default tendency. Rent related issues is a major contributor to conflicts between property managers and tenants, hence property managers save themselves the stress of going through such conflicts by letting to people who would easily pay their rent. Since they are of the opinion that single adults default in rent payment, they automatically discriminate against them in tenants' selection especially when the rent involved is high.

Promiscuity ranked 5<sup>th</sup> with a mean score of 3.83. Single adults have the tendency to go overboard with the way they live their lives and this could be tagged as being promiscuous. This is also influencing discrimination against single adults at tenants selection by Estate Surveyors and Valuers in Akure residential property market Other influencing factors like they do not clean premises, poor attitude towards property maintenance, not security conscious, always have many visitors, default in the payment of utility bills and service charge, non-cooperative attitudes with co-tenants and easily sublet the property respectively ranked 6<sup>th</sup> to 12<sup>th</sup> are also valid. Howbeit, the previously explained factors have more influence. In addition to the above rankings, factor analysis was conducted to classify the 12 variables in table 2

**Table 2: KMO and Bartlett’s Test on the Factors Influencing Discrimination against Single Adults at Tenants Selection by Estate Surveyors and Valuers in Akure Residential Property Market**

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		.901
Bartlett's Test of Sphericity	Approx. Chi-Square	619.957
	Df	91
	Sig.	.000

Source: Field survey, 2021

The bartlett’s test of sphericity and sampling adequacy are presented in Table 2 and shows that the chi-square of 619.957 is significant at  $p < 0.000$  indicating that the sample used is adequate. The Kaiser-Meyer-Olkin (KMO) is another test of sample adequacy. Its value ranges from 0 to 1, for “perfect inadequate” to “perfectly adequate” sample respectively (Alese & Owoyemi, 2004). The KMO is 0.901 which is very close to 1 and this indicates that the sample used is very adequate.

**Table 3: Total Variance Explained of the Factors Influencing Discrimination against Single Adults at Tenants Selection by Estate Surveyors and Valuers in Akure Residential Property Market**

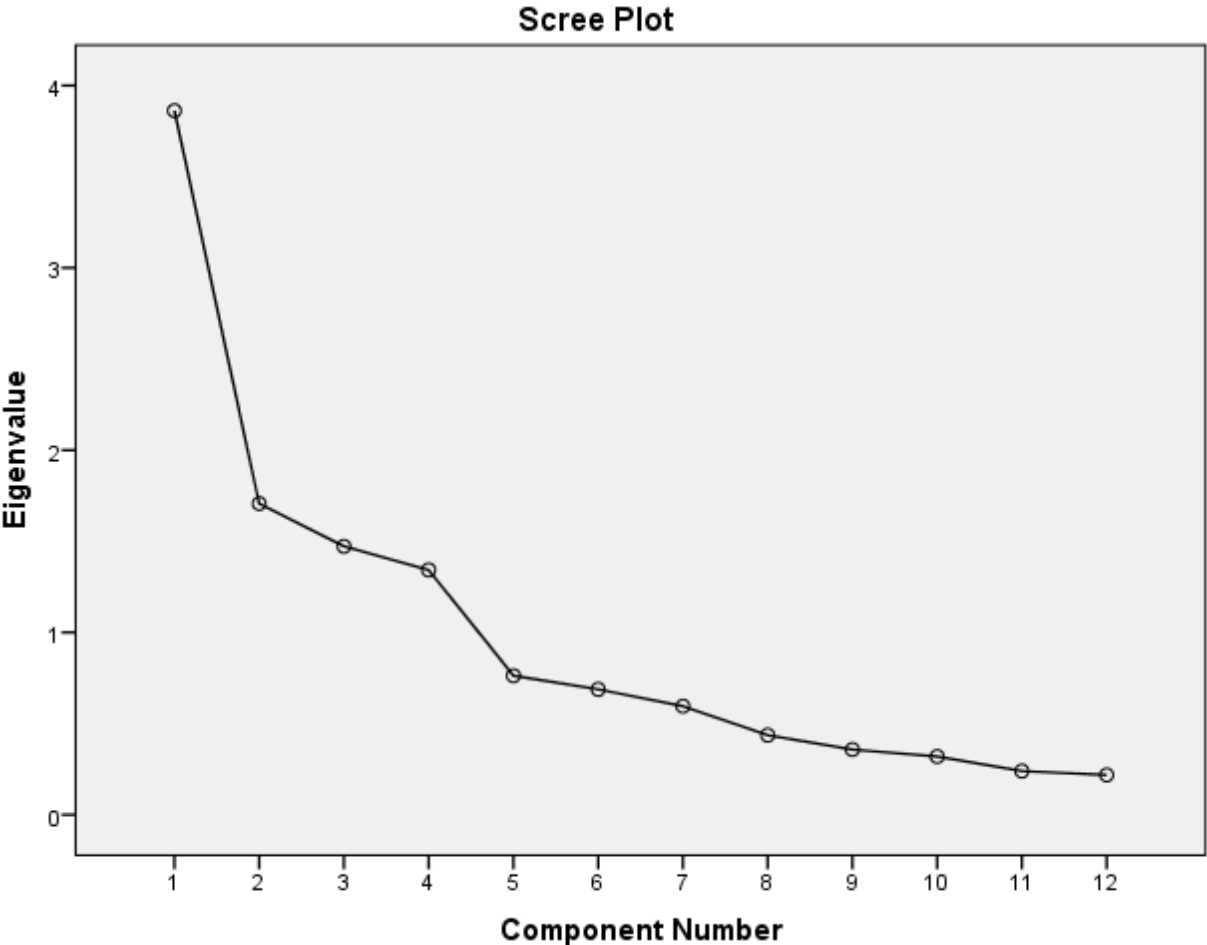
Component	Initial Eigenvalues			Extraction Sums of Squared Loadings		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
Default in the payment of rent	2.749	19.638	19.638	2.749	19.638	19.638
Unemployment	2.332	16.660	36.298	2.332	16.660	36.298
Un-definable movements	1.749	12.493	48.791	1.749	12.493	48.791
Susceptible to crime and immorality	1.545	11.032	59.823	1.545	11.032	59.823
Default in the payment of utility bills and service charge	.995	9.678	69.501			
Not being security conscious	.952	6.798	76.299			
Non cooperative attitudes with co-tenants	.867	6.191	82.490			
Not cleaning premises	.727	5.191	87.681			
Poor attitude towards property maintenance	.545	3.891	91.573			
Easily sublet the property	.450	3.216	94.789			
Always have many visitors	.357	2.547	97.336			
Promiscuity	.178	1.274	98.610			

Extraction Method: Principal Component Analysis.<sup>a</sup>

Table 3 lists the eigen values associated with each linear component (factor) before extraction, after extraction and after rotation. Before extraction, 12 linear components were identified within the data set. The eigen value associated with each factor represents the variance explained by that particular linear component and this is reflected in the table in terms of the percentage of variance explained. The table further shows that four (4) components were extracted under 11.032 eigen value minimum. The clustering of factors influencing discrimination against single adults at tenants selection by Estate Surveyors and Valuers in Akure residential property market are within the four (4) components generated normalized cumulative sums of squared loading of 59.823%. That is, component 1 contains factor “default in the payment of rent” and explains 19.6% of the total variance. Component 2 contains factor “Unemployment” and explains 36.2% of the total variance, component 3 contains factor “Un-definable movements” and explains 48.7% of the total variance while component 4 contains factor “susceptible to crime and immorality” and explains 59.8% of the total variance.

This also shows that the four (4) components depict 59.823% of the characteristics of the twelve (12) isolated factors. In other words, 59.823% of the total variation in the factors influencing discrimination against single adults at tenants selection by Estate Surveyors and Valuers in Akure residential property market is explained by the cumulative effect of four (4) components extracted. Thus, efforts to identify the factors influencing discrimination against single adults at tenants selection by Estate Surveyors and Valuers in Akure residential property market should be targeted at the four (4) major factors identified i.e default in the payment of rent, unemployment, undefinable movements and susceptibility to crime and immorality.

Figure 2: Screen plot of the factors influencing discrimination against single adults at tenants selection by Estate Surveyors and Valuers in Akure residential property market



Source: Field survey, 2021

The screen plot against all the factors influencing discrimination against single adults at tenants selection by Estate Surveyors and Valuers in Akure residential property market are displayed in figure 2. The curve shows that a stable plateau was reached after the fourth (4) factor. This justifies retaining 4 out of 12 factors.

**Table 4: Rotated Component Matrix of the Factors Influencing Discrimination against Single Adults at Tenants Selection by Estate Surveyors and Valuers in Akure Residential Property Market**

Factors	Components			
	1	2	3	4
<b>Nonchalant Attitude</b>				
Poor attitude towards property maintenance	.690			
Not security conscious	.702			
Variance (%)	<b>10.689</b>			
<b>Insufficient purchasing power</b>				
Default in the payment of rent		.710		
Default in the payment of utility bills and service charge		.648		
Unemployment		.835		
Variance (%)		<b>45.976</b>		
<b>Youthful exuberance and instability</b>				
Un-definable movements			.963	
Susceptible to crime and immorality			.682	
Promiscuity			.758	
Variance (%)			<b>24.799</b>	
<b>Issues with co-tenants and property managers</b>				
Non cooperative attitudes with co-tenants				.742
Not cleaning premises				.539
Easily sublet the property				.628
Always have many visitors				.971
Variance (%)				<b>17.145</b>
<b>Total Variance (%)</b>				<b>98.609</b>

Source: Field Survey and Data Analysis, 2021

As shown in Table 4, the first factor is named “**Nonchalant Attitude**” and explained 10.689% of the total variance. Variables loaded under this factor are: poor attitude towards

property maintenance; and not security conscious. No property manager will be interested in renting to a tenant they know would not be serious about property maintenance and security. Hence, prospective single tenants are denied the houses they would like to rent because of this. To keep the property in good tenable condition, it is important that the property be well maintained and has a track record of safety.

The second factor is named “**Insufficient purchasing power**” and explained 45.976% of the total variance. Variables loaded under this factor are: default in the payment of rent, default in the payment of utility bills and service charge and unemployment. One of the reasons people invest in real estate is for profit and they excuse themselves from people or whatsoever falls short of this. Rent default is a breach of tenancy agreement and default in the payment of service charge will impede the maintenance of common services used/enjoyed in a multi-tenanted property. **Unemployment could be a pointer to this as an unemployed tenant may not be able to raise enough funds for personal uses, how much more; fulfilling his obligation as a tenant. This is strong enough to turn down the rental request of prospective single tenants.**

The third factor is named “**Youthful exuberance and instability**” and explained 24.799% of the total variance. Variables loaded under this factor are: Un-definable movements; susceptible to crime/immorality; and promiscuity. **Singles always want to explore and take risk and these risks are associated with youthful exuberances. The advent of internet frauds and a appetite for wealth, not minding its source makes singles vulnerable. Also, some singles take pleasure in frequent travels and hang out, locking the rented property up always. This could be responsible for the discrimination encountered at tenants selection.**

The fourth factor is named “**Issues with co-tenants and property managers**” and explained 17.145% of the total variance. Variables loaded under this factor are: Non cooperative attitudes with co-tenants, not clean premises and easily sublet the property. Peace is priceless but costly when absent. Also, not taking responsibility and not abiding by laid down rules can lead to avoidable issues. To prevent these issues, property managers could chose to rent to married prospective tenants and not singles.

The findings of this research are in agreement with the works of Oni (2010) and Brzowski, C. (2008) with a view that some tenants after the expiration of the initial advance rent payment of one to three years, the problem of collection of subsequent rents sometimes sets in. Most prospective tenants who were usually eager to meet the terms, conditions and requirements stipulated in the tenancy agreement, often become recalcitrant no sooner than they had taken possession of the accommodation. This is majorly applicable to the payment of subsequent rents and not initial rent as failure to pay rent and as when due is a major and the most frequently committed breach which rocks the landlord-tenants' relationship.

On being unemployed, youths' unemployment in Nigeria has been on an increase as numbers of yearly graduates from institution of higher learning continued to increase (Christian, 2019). The Nigerian bureau of statistics (NBS) (2017) while inferring from the International Labour Organization's (ILO) definition of unemployment states that, unemployed population are those in the labour force, or people of working age: that is, between ages 16-64, who were willing and actively looking for work, but could not find for not less than 20 hours during the reference period (NBS, 2017). The unemployment and underemployment rate keeps increasing and youths are the most affected and this could be the reason Estate Surveyors shy away from renting to them. This could be because it is not so easy for unemployed persons to abide by the tenancy agreement especially the aspect of payment of rent, which is the crux of the agreement.

On being susceptible to crime and immorality, some single adults lay their hands on shady businesses and perpetuate crime without thinking twice. For instance, unemployed youths do engage in prostituting, internet fraud, thuggery, hooliganism, pick pocketing, drugs addicting and peddling, armed robbery or even hired killers, hence fit to be used as tools in the hands of politicians to achieve their inordinate goals (Adegbami&Adewole, 2013). At times, they feel like they do not have anything to lose, hence live recklessly. This could be one of the reasons why Estate Surveyors and Valuers do not like to give apartments to them. This corroborates the work of (Torinmu, 2019).

On undefinable movement, if there is one thing that not being married affords an adult, it would be freedom. The freedom to do and to go whatever and wherever they deem fit. Sadly, this factor

counts against single adults at tenants selection as Agents and Landlord sees such tenants as unstable and that they cannot be responsible enough to be their tenant. Hence, they rent to tenants who will always be available and this corroborates with Nwaohuocha (2018) and Brzowski (2008).

## **6.0 Conclusion and Recommendation**

The findings of this study shows that four (4) factors namely default in the payment of rent, susceptibility to crime and immorality, unemployment and undefinable movements majorly influence discrimination against single adults at tenants selection in the Akure rental market. Also, the research showed that other factors like poor attitude towards property maintenance, default in the payment of utility bills and service charge, un-definable movements, not being security conscious, non-cooperative attitudes with co-tenants, not cleaning premises, easy subletting the property, having many visitors, promiscuity do not fuel the chances of being discriminated against by Estate Surveyors and Valuers at tenants selection.

It is recommended that Estate Surveyors and Valuers (ESVs) should blur the selection criteria differences as housing is a fundamental requirement for all, marital status notwithstanding. Public awareness of International Human Rights Instrument which recognizes the right to non-discrimination in all nations should be developed and implemented. Also, housing equity lectures should be included in the MCPD programmes organized by the Nigerian Institution of Estate Surveyors and Valuers (NIESV) both at the state and national level.

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