

OHIO LANDLORD/TENANT LAW

Under the Ohio Landlord-Tenant Law (Ohio Revised Code 5321.07 (A)), **you have the right to withhold payment of rent to the landlord under the following circumstances:**

1. If the landlord fails to fulfill any obligations imposed on him by the Ohio Revised Code 5321.04.
2. If the Landlord fails to fulfill any obligations imposed on him by the rental agreement.
3. If the conditions of the premises are such that the tenant reasonably believes that the landlord has failed to fulfill any obligation as required by law.
4. If the government agency has found that the premises are not in compliance with building, housing, health, or safety codes which apply to any condition of the residential premises that could materially affect the health and safety of an occupant.

Legal Help

Legal advice is always recommended. If you cannot afford an attorney, but feel you need legal assistance, you may qualify for assistance from: **Medina County Legal Aid: 1-866-584-2350.**

Medina County Fair Housing Office

Cheryl Heinly
Fair Housing Coordinator
124 W. Washington Street
Suite B-4
Medina, Ohio 44256
330-722-9219
cheinly@medinaco.org
www.planning.co.medina.oh.us
*FREE Assistance
Cannot Give Legal Advice*

Local Contacts in Fair Housing

City of Medina
Sandy Davis
132 N. Elmwood Ave.
Medina, Ohio 44256
330.722.0397
sdavis@medinaoh.org

City of Brunswick
Pam Plavecski,
4095 Center Rd Brunswick, Ohio
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City of Wadsworth
Jeff Kaiser
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*FREE Assistance
Cannot Give Legal Advice*



Medina County Ohio

Fair Housing



Repairs to Rentals



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NOTICE TO REMEDY CONDITIONS

Date: _____ Landlord's Name: _____

Address: _____

Dear: _____

This letter is being sent to you pursuant to the Ohio Revised Code governing obligations of a landlord, section 5321.04 (A). I am requesting that the following repairs be made to the unit I occupy at: _____.

Items to be repaired:

1.) _____

2.) _____

I am requesting that the aforesaid conditions be remedied by _____ (30 day future).

I will deposit my rent payments with the Municipal Court if the conditions are not remedied. Please contact me as soon as possible to discuss when these repairs can be made.

Respectfully,

Tenant: _____

Phone #: _____ - _____ - _____

(Work #) _____ - _____ - _____

(Keep two copies - one for you, one for the court)

FAILURE TO REMEDY CONDITIONS; TENANT TO VACATE UNIT

This letter should be used when a landlord has failed to remedy conditions within a reasonable time period and the tenant wishes to exercise his/her right to vacate the premise.

Date _____ Landlord's Name: _____
Address: _____

Dear: _____:

On _____, I sent you a letter indicating that the following conditions existed in my apartment and common areas:
_____.

In my letter, I requested that the aforesaid conditions be remedied by _____.
The items remain uncorrected.

Under the Ohio Landlord-Tenant Law (Ohio Revised Code 5321.07(B)(3)), I have the right to terminate our rental agreement if I have given you written notice of the aforesaid conditions and you fail to remedy them within a reasonable time. Since you have failed to do so, I am moving out of the premises located at:

_____ on _____. Please send me my security deposit of \$ _____ to me at the following address _____.

Under the Ohio Landlord-Tenant Law, I am entitled to the return of my security deposit within thirty (30) days of the termination of this agreement.

Respectfully,

Tenant's Name: _____
Address: _____
Telephone Number: _____

HOW TO REQUEST & WHAT TO DO IF REPAIRS AREN'T MADE

A letter outlining the needed repairs must first be sent to the landlord. A reasonable time period, defined as 30 days unless the condition is threatening the tenant's health, should be stated in the letter. Include photographs of the problem areas, if possible.

This letter should be **certified mail, return receipt requested**. Retain a copy of this letter for your records. **Note:** the following actions cannot be taken against a landlord who owns three or fewer units **and** who informed the tenant of this fact in writing at the time of occupancy:

1. **Escrow Rent Payments:** Deposit rent with the Municipal Court. For the tenant to exercise this option, **rent must be current** at the time of deposit. The tenant must present the Court with a copy of the letter sent to the landlord outlining the requested repairs, along with the return receipt showing the landlord received the letter.

2. **Request the Court to order the repairs be made by the landlord.** The tenant may ask that the rent be reduced until the repairs are made or that rent paid into the escrow account be released to make the necessary repairs.

3. The tenant also has the option to **terminate the Rental Agreement** with no penalty if the landlord fails to remedy the situation. Proper notice must be given.