

Our Fair Housing Office Will:

- ✓ Uphold your right to obtain housing without regard to race, color, religion, national origin, sex, handicap, age or familiar status.
- ✓ Provide information on landlord/tenant rights and responsibilities.
- ✓ Analyze and develop a plan to overcome impediments to fair housing in Medina County.
- ✓ Work with the real estate, banking and insurance industry to ensure that housing markets are open to all.
- ✓ Provide workshops on fair housing and landlord tenant issues.



**EQUAL HOUSING
OPPORTUNITY**

Medina County Fair Housing Office

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**FREE Assistance
Cannot Give Legal Advice**



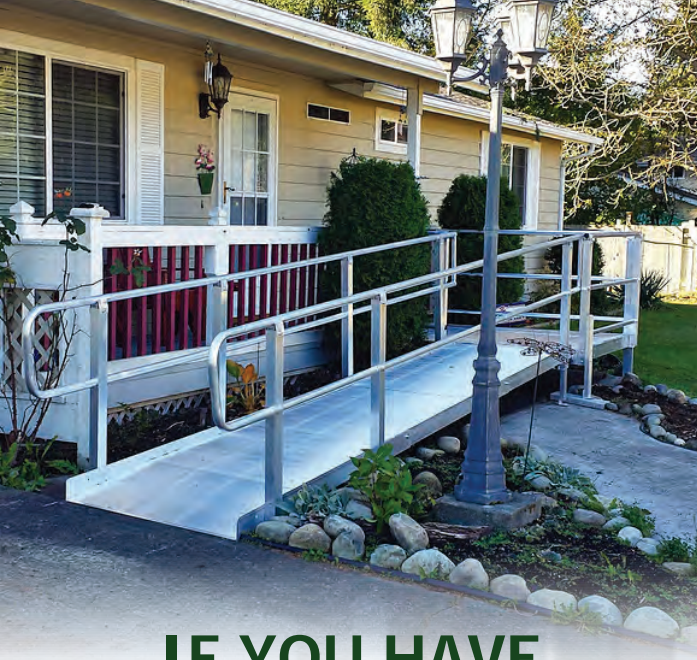
Medina County Ohio

FAIR HOUSING



Renting Rights & Responsibilities

*This publication has been funded by a
Community Development Block Grant*



IF YOU HAVE A DISABILITY:

Your landlord may not...

1. Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the handicapped person to use the housing. Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.
2. Refuse to make reasonable accommodations to rules, policies, practices, or services if necessary for the handicapped person to use the housing. However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

MEDINA COUNTY PROHIBITS DISCRIMINATION ON THE BASIS OF:

- Familial Status
- Creed
- Marital Status
- National Origin
- Military Status
- Race or Color
- Sex
- Age
- Disability
- Religion

DID YOU KNOW?

- Signing a lease enters the tenant and the landlord into a business deal that carries rights and responsibilities.
- Tenants are responsible for following the lease agreement. Tenants should read the entire lease agreement and ask questions about any unclear terms in the lease.
- A landlord must give 24-hours' notice to enter the apartment.
- A landlord has 30 days from the time the tenant moves out to return the security deposit or provide an itemized deduction list for excessive cleaning or repairs that were needed.

WHEN SEARCHING FOR A HOME OR APARTMENT



Write The...

- Name of the manager or agent
- Address of the building
- Apartment number
- Number of bedrooms
- Personal information requested of you
- Information that you volunteered
- Requirements for occupancy
- Date unit will be available
- How you found out about the apartment or house

Do:

- Ask the manager/agent for a business card
- Ask the amount of rent and deposit
- Ask the date available

Don't:

- Take a simple "NO"
- Ask for reasons and more information
- Act angry or threaten to sue

A Landlord may require the following, if it is applied equally to everyone:

- Income
- Credit references
- First and last month's rent
- Security deposit