

# OHIO TENANTS: Know Your Rights!

## Do you lease a house or apartment in Ohio?

Have you complained to your landlord about lead paint, dirty drinking water, or another environmental, health, or safety issue but gotten no response?

Under Ohio law, your landlord **must**:

- Follow **all** building, housing, health, and safety codes
- Provide and maintain housing fit for human occupancy
- Keep **all** electrical, plumbing, heating, air-conditioning, and related appliances in good working order
- Give you at least 24 hours' notice before entering the leased space
- Only enter the leased space at reasonable times

If you think these rights have been violated, you may have a case for damages, the return of your security and utility deposits, or reduction of repair costs from your rent.



**Fair Shake**<sup>®</sup>  
Environmental Legal Services

**Have questions or need support?**

**Reach out!**

**Fair Shake Environmental Legal Services**

412-664-5546

<https://www.fairshake-els.org/contact>

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This document is not legal advice and people should consult with an attorney about their specific housing rights before taking action to break a lease or other legal commitment.

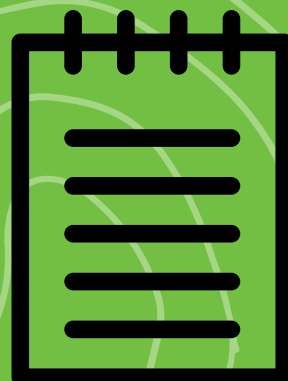
# OHIO TENANTS: Follow These Steps!

I have environmental, health, or safety concerns about the property I rent.  
**What should I do?**

## KEEP RECORDS!

When possible, take pictures or videos of the problem. Take notes by paper or on an app on your phone. Treat this like a diary and create a timeline charting the course of your problems.

1



## NOTIFY YOUR LANDLORD

Using the photos, videos, and notes you've taken, draft a brief but thorough note to your landlord outlining the hazards in your home. Be sure to send this note to the person or address where you send your rent. It's always good to add in a fail-safe: send both a letter and an email. Use the notification letter template on Fair Shake's website.

2



## GIVE YOUR LANDLORD TIME TO FIX THE ISSUE

Under Ohio law, after notifying your landlord of the issue, you must give them a chance to respond and fix it. If you are current on your rent and the landlord fails to fix the issue in a reasonable time after notice (or after 30 days) you can terminate your rental agreement. If you don't want to terminate your rental, continued on to Step 4.

3



## CONTACT YOUR COUNTY OR MUNICIPAL COURT CLERK

If your landlord ignores your notice or refuses to address the issues, you can then contact your local municipal or county court clerk to have rent paid to an escrow account until the problem is fixed. A fee of 1% may be charged. Any future rent due after you notified your landlord will be held by the clerk until the landlord addresses the issue or a court rules on the case.

4



## ASK THE COURT FOR HELP

After contacting the court clerk, you can apply to the court for an order directing your landlord to remedy the issues if they still refuse to act. You can also ask the court to order your rent reduced until the landlord fixes the problem. For this step, you can represent yourself using the remedy form on Fair Shake's website or contact an attorney.

5

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