
HELP

If you need legal assistance, you may call:

Warren County Legal Aid

1-800-582-2682

513-241-9400

**FAIR HOUSING IS MORE THAN JUST A
GOOD IDEA, IT'S THE LAW!**

It is illegal to discriminate against any person because of race, color, religion, sex, national origin, handicap or familial status:

- in the sale or rental of housing or residential lots
- in the advertising the sale or rental of housing
- in the financing of housing
- in the provision of real estate brokerage services

If you have any questions about the information in this brochure or feel that you have been discriminated against, you may contact:

Warren County Fair Housing Office

513-695-1259

U.S. Department of HUD

1-800-669-9777

Ohio Civil Right Commission

Dayton Regional Office

40 W 4th Center, Suite 1900

Dayton, OH 45402-1857

937-285-6500 (Voice/TTY)

888-462-1428

www.crc.ohio.gov

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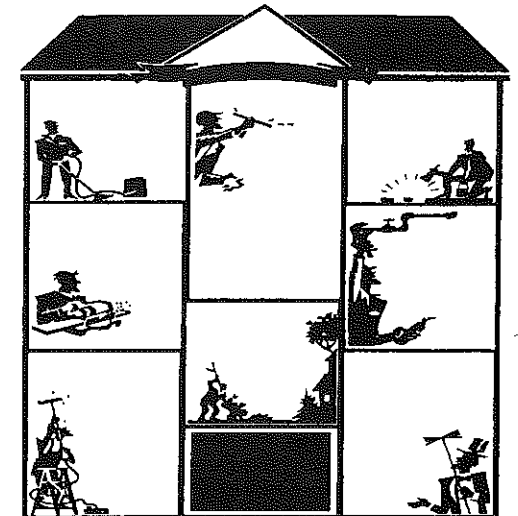


Repairs to Rentals

How to
request repairs

-and-

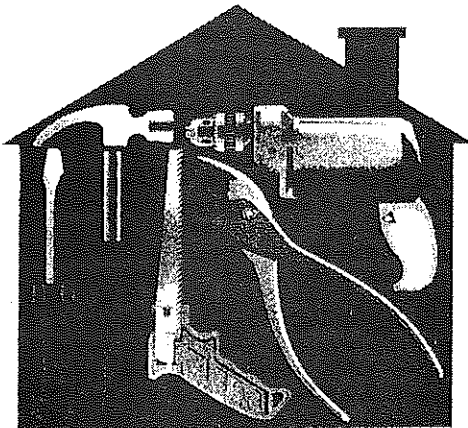
What to do if
repairs are not made.



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 obligations;
- 4) If a 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.



REPAIRS

HOW TO REQUEST AND WHAT TO DO IF REPAIRS ARE NOT 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 sent by **certified mail, return receipt requested**, and you should keep a copy of the letter for your records.



If the landlord does not make the repairs as requested, the tenant may do one of the following:

1. **ESCROW RENT PAYMENTS:** Deposit rent with the Clerk of Courts office. 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, and
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 the rent paid into the escrow account be released to make the necessary repairs.
3. The tenant has the option to **TERMINATE THE RENTAL AGREEMENT** with on penalty, after proper notice is given; if the landlord fails to remedy the situation.

PLEASE NOTE: These 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.

NOTICE TO REMEDY CONDITIONS

Date: _____

Landlord's Name: _____

Address: _____

Dear _____

Landlord's Name

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:

_____ Tenant's Address

1) _____

2) _____

3) _____

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

I will be depositing my rent payments with the Clerk of Courts office if the conditions are not remedied.

Please contact me as soon as possible to discuss when these repairs can be made.

Respectfully,

Tenant: _____

Phone Number: _____