



Ohio Landlord-Tenant Law

What does the Law say a landlord *must* do?

- Make all repairs needed to make the house or apartment livable
- Keep in good working order all electrical, plumbing, heating, and ventilation systems
- Supply enough hot water and heat
- Make the house or apartment comply with all building, housing, and health codes which significantly affect health and safety
- Give tenants at least 24 hours' notice before entering the home, except in cases of emergency

What does the law say a landlord *cannot* do?

- The landlord may not increase rent, decrease services, evict, or even threaten to evict a tenant because they complained about needed repairs, had the home inspected by local government housing inspectors, or participated in a tenant's association
- A landlord is not permitted to shut off any utilities, change the locks, or threaten any of these acts in order to make a tenant move

What can a tenant do if their landlord isn't following the law?

- Continue paying rent. A tenant can be evicted for non-payment even if a landlord is not meeting their responsibilities under the law.
- Give verbal and written notice to the landlord. Keep copies of all communications.
- File a government complaint with the local health department, HUD, Commerce Department, or other responsible agency.
- Deposit rent with the Clerk of Courts in their jurisdiction, preferably with help from an attorney.
- Call an attorney

What do I do if I need help?

If you need help, you can call LASC. LASC can help people who have low incomes, veterans, seniors, and others.

Call LASC: (740) 383-2161 or Visit: www.columbuslegalaid.org

This information is provided by LASC based on current Landlord-Tenant laws, which are always subject to change.

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