

FAILURE TO REMEDY CONDITIONS

(NOTE: This letter may 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 premises.

Date: _____

Landlord's Name: _____

Address: _____

Dear _____:
Landlord's Name

I sent a letter on _____ indicating that the aforesaid conditions be remedied. A deadline of _____ was given and as of today, these 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:

Address

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

Address

Respectfully,

Tenant's Name

Address

Phone Number

HELP

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 advertising the sale of rental of housing;
- In the financing or insuring of housing; or
- In the provision of real estate brokerage services.

If you have any questions about the information in this brochure, or feel that you may have experienced discrimination in obtaining housing, you may contact:

If you need legal assistance regarding housing discrimination, you may call:

WAYNE COUNTY FAIR HOUSING IN PARTNERSHIP WITH COMMUNITY ACTION

330-621-8038

Ohio Civil Rights Commission

1111 E. Broad Street, Suite 301

**Columbus, OH 43205
1-888-278-7101 TTY 1-614-466-9353**

**U.S. Department of Housing & Urban Development
1-800-669-9777**

This brochure is intended to provide general information only. Specific questions should be addressed to the fair housing office or an attorney.

Repairs to Rentals

How to request repairs -and- What to do if repairs are not made



WAYNE COUNTY FAIR HOUSING

IN PARTNERSHIP WITH COMMUNITY ACTION

330-621-8038

COMMUNITY LEGAL AID

330-938-2528

REPAIRS

HOW TO REQUEST REPAIRS & WHAT TO DO IF REPAIRS ARE NOT MADE

A letter outlining the needed repairs must be first 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**. 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:

- 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.
- Request the Court to order the landlord make the repairs. 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.
- 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 (please see back of brochure).

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

Items to be repaired:

- 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: _____ (H)
_____ (W)

[Keep two copies—one for you, one for the court]

OHIO LANDLORD-TENANT LAW

Under the Ohio Landlord-Tenant Law (Ohio Revised Code 5321.07(A)), **THE COURT** may 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.

