

TENANT-LANDLORD GUIDE

Pike County Fair Housing Office



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ACKNOWLEDGEMENT

This Tenant and Landlord Guide is based on the *Ohio Revised Code Chapter 5321-Landlord-Tenant Law*, written by Fredrick White, Associate Professor of Law at Cleveland Marshall College of Law.

Tenants and landlords should have a basic understanding of the Ohio Landlord-Tenant Law. The information and materials contained in this guide are designed to inform both landlords and tenants of SOME of their rights and responsibilities under the *Ohio Revised Code Chapter 5321-Landlords and Tenants*.

This guide is NOT intended to be a DEFINITE STATEMENT OF THE LAW. Hopefully, tenants and landlords can use this guide as a self-help mechanism for simple day-to-day problems. However, should the situation warrant extensive information or legal advice, please contact an attorney or an agency

INTRODUCTION

The purpose of this Tenant and Landlord Guide is to provide general information for a basic understanding of landlord and tenant rights and responsibilities. However, sometimes simply knowing your rights will not help solve problems. The law has limits. While it protects a tenant from unfair treatment, it also protects a landlord from unreasonable tenant demands.

For example: the law may not necessarily force a landlord to improve a tenant's housing conditions; and it is the tenant's responsibility to pay rent when it is due. Therefore, housing conditions not significantly affecting health and safety may not be improved and not having enough money is not normally a legitimate excuse for not paying rent.

Landlord and tenant should be prepared to prove their case in court should the landlord/tenant relationship break down.