

Ohio

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Ohio. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 19 categories

■ Table of Contents

- [1. Additional Property Types](#) (2 rules)
- [2. Core Lease Requirements](#) (9 rules)
- [3. Disclosures & Notifications](#) (4 rules)
- [4. Documentation & Records](#) (5 rules)
- [5. Entry & Access](#) (3 rules)
- [6. Eviction Procedures](#) (7 rules)
- [7. Fair Housing & Discrimination](#) (3 rules)
- [8. Financial Terms](#) (8 rules)
- [9. Landlord Obligations](#) (9 rules)
- [10. Local Ordinances - Cincinnati](#) (2 rules)
- [11. Local Ordinances - Cleveland](#) (5 rules)
- [12. Local Ordinances - Columbus](#) (6 rules)
- [13. Local Ordinances - Other Cities](#) (3 rules)
- [14. Pest Control & Environmental Hazards](#) (4 rules)
- [15. Prohibited Landlord Acts](#) (6 rules)
- [16. Property Management & Licensing](#) (4 rules)

[17. Repairs & Maintenance](#) (6 rules)

[18. Security Deposits](#) (7 rules)

[19. Tenant Obligations](#) (10 rules)

1. ADDITIONAL PROPERTY TYPES

- **1. Student Housing - Standard Rules Apply** (ORC § 5321.07(D))

■ *Legal Reference:* [ORC § 5321.07\(D\)](#) (click to view statute)

- **2. Short-Term Rentals - Local Regulation** (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures** (ORC § 5321.18)

■ *Legal Reference:* [ORC § 5321.18](#) (click to view statute)

- **2. Written Lease Requirements** (ORC § 5321.06)

■ *Legal Reference:* [ORC § 5321.06](#) (click to view statute)

- **3. Lease Language Requirements - Prohibited Provisions** (ORC § 5321.13)

■ *Legal Reference:* [ORC § 5321.13](#) (click to view statute)

- **4. Unconscionable Terms** (ORC § 5321.14)

■ *Legal Reference:* [ORC § 5321.14](#) (click to view statute)

- **5. Lease Addendums** (Various ORC § 5321 sections)

■ *Legal Reference:* [Various ORC § 5321 sections](#) (click to view statute)

- **6. Lease Renewal** (ORC § 5321.17)

■ *Legal Reference:* [ORC § 5321.17](#) (click to view statute)

- **7. Lease Termination** (ORC § 5321.17)

■ *Legal Reference:* [ORC § 5321.17](#) (click to view statute)

- **8. Early Termination - Health and Safety Violations** (ORC § 5321.11)

■ *Legal Reference:* [ORC § 5321.11](#) (click to view statute)

● **9. Early Termination - Tenant Rights (ORC § 5321.07)**

■ *Legal Reference: [ORC § 5321.07](#) (click to view statute)*

3. DISCLOSURES & NOTIFICATIONS

● **1. Lead-Based Paint Disclosure (Federal law (42 U.S.C. § 4852d), applies in Ohio)**

■ *Legal Reference: [Federal law \(42 U.S.C. § 4852d\), applies in Ohio](#) (click to view statute)*

● **2. Foreclosure Disclosure (No specific Ohio statute; case law considerations)**

■ *Legal Reference: [No specific Ohio statute; case law considerations](#)*

● **3. Smoke Detector Requirements (ORC § 3737.42)**

■ *Legal Reference: [ORC § 3737.42](#) (click to view statute)*

● **4. Carbon Monoxide Detector Requirements (ORC § 3701.82)**

■ *Legal Reference: [ORC § 3701.82](#) (click to view statute)*

4. DOCUMENTATION & RECORDS

● **1. Move-In Inspection Checklist (No specific statute; best practice)**

■ *Legal Reference: [No specific statute; best practice](#)*

● **2. Move-Out Inspection (No specific statute; best practice)**

■ *Legal Reference: [No specific statute; best practice](#)*

● **3. Rent Payment Records (General business practice)**

■ *Legal Reference: [General business practice](#)*

● **4. Maintenance Request Logs (Best practice; supports ORC § 5321.04 compliance)**

■ *Legal Reference: [Best practice; supports ORC § 5321.04 compliance](#)*

● **5. Record Retention (No specific statute for landlords; general business practice)**

■ *Legal Reference: [No specific statute for landlords; general business practice](#)*

5. ENTRY & ACCESS

● **1. Landlord Entry - Notice Requirement (ORC § 5321.04(A)(8))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(8\)](#) (click to view statute)

● **2. Landlord Entry - Permitted Reasons (ORC § 5321.05(B))**

■ *Legal Reference:* [ORC § 5321.05\(B\)](#) (click to view statute)

● **3. Emergency Entry (ORC § 5321.04(A)(8))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(8\)](#) (click to view statute)

6. EVICTION PROCEDURES

● **1. Eviction Legal Process Required (ORC Chapter 1923 (Forcible Entry and Detainer))**

■ *Legal Reference:* [ORC Chapter 1923 \(Forcible Entry and Detainer\)](#) (click to view statute)

● **2. Grounds for Eviction - Nonpayment of Rent (ORC § 5321.17(C), § 1923.04)**

■ *Legal Reference:* [ORC § 5321.17\(C\), § 1923.04](#) (click to view statute)

● **3. Grounds for Eviction - Lease Violations (ORC § 5321.11)**

■ *Legal Reference:* [ORC § 5321.11](#) (click to view statute)

● **4. Grounds for Eviction - Illegal Drug Activity (ORC § 5321.17(C))**

■ *Legal Reference:* [ORC § 5321.17\(C\)](#) (click to view statute)

● **5. Eviction Notice Requirements (ORC § 1923.04)**

■ *Legal Reference:* [ORC § 1923.04](#) (click to view statute)

● **6. Eviction Court Process (ORC Chapter 1923)**

■ *Legal Reference:* [ORC Chapter 1923](#) (click to view statute)

● **7. Writ of Restitution (ORC § 1923.13)**

■ *Legal Reference:* [ORC § 1923.13](#) (click to view statute)

7. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act (Federal law (42 U.S.C. § 3604), applies in Ohio)**

■ *Legal Reference:* [Federal law \(42 U.S.C. § 3604\), applies in Ohio](#) (click to view statute)

● **2. Ohio Civil Rights Act (ORC § 4112.02)**

■ *Legal Reference:* [ORC § 4112.02](#) (click to view statute)

● **3. Reasonable Accommodations (Fair Housing Act, ORC § 4112)**

■ *Legal Reference:* [Fair Housing Act, ORC § 4112](#) (click to view statute)

8. FINANCIAL TERMS

● **1. Rent Amount & Payment (ORC § 5321.06)**

■ *Legal Reference:* [ORC § 5321.06](#) (click to view statute)

● **2. Rent Increases (No specific statute; general contract law)**

■ *Legal Reference:* [No specific statute; general contract law](#)

● **3. Late Fees (No specific statute; general contract law)**

■ *Legal Reference:* [No specific statute; general contract law](#)

● **4. NSF/Bounced Check Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **7. Pet Fees & Deposits (No specific statute; federal fair housing law applies)**

■ *Legal Reference:* [No specific statute; federal fair housing law applies](#)

● **8. Utilities (ORC § 5321.04(A)(6), § 5321.15)**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(6\), § 5321.15](#) (click to view statute)

9. LANDLORD OBLIGATIONS

● **1. Comply with Building Codes (ORC § 5321.04(A)(1))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(1\)](#) (click to view statute)

● **2. Maintain Habitable Condition (ORC § 5321.04(A)(2))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(2\)](#) (click to view statute)

● **3. Maintain Common Areas (ORC § 5321.04(A)(3))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(3\)](#) (click to view statute)

● **4. Maintain Systems and Fixtures (ORC § 5321.04(A)(4))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(4\)](#) (click to view statute)

● **5. Trash Removal (4+ Units) (ORC § 5321.04(A)(5))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(5\)](#) (click to view statute)

● **6. Supply Utilities (ORC § 5321.04(A)(6))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(6\)](#) (click to view statute)

● **7. Right of Access - No Abuse (ORC § 5321.04(A)(7))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(7\)](#) (click to view statute)

● **8. Entry Notice and Reasonable Times (ORC § 5321.04(A)(8))**

■ *Legal Reference:* [ORC § 5321.04\(A\)\(8\)](#) (click to view statute)

● **9. Penalties for Improper Entry (ORC § 5321.04(B))**

■ *Legal Reference:* [ORC § 5321.04\(B\)](#) (click to view statute)

10. LOCAL ORDINANCES - CINCINNATI

● **1. Cincinnati - Rental Registration Program (Cincinnati Municipal Code)**

■ *Legal Reference:* [Cincinnati Municipal Code](#) (click to view statute)

● **2. Cincinnati - Just Cause Eviction Ordinance (Cincinnati Municipal Code)**

■ *Legal Reference:* [Cincinnati Municipal Code](#) (click to view statute)

11. LOCAL ORDINANCES - CLEVELAND

● **1. Cleveland - Rental Registration Required (Cleveland Codified Ordinance § 365)**

■ *Legal Reference:* [Cleveland Codified Ordinance § 365](#) (click to view statute)

● **2. Cleveland - Lead Safe Certification (Pre-1978 Properties) (Cleveland Codified Ordinance § 365.04)**

■ *Legal Reference:* [Cleveland Codified Ordinance § 365.04](#) (click to view statute)

● **3. Cleveland - Lead Safe Timeline (Cleveland Ordinance § 365)**

■ *Legal Reference:* [Cleveland Ordinance § 365](#) (click to view statute)

● **4. Cleveland - Local Agent-in-Charge Requirement (Cleveland Residents First Ordinance)**

■ *Legal Reference:* [Cleveland Residents First Ordinance](#) (click to view statute)

● **5. Cleveland - Eviction Prerequisite (Cleveland practice requirement)**

■ *Legal Reference:* [Cleveland practice requirement](#) (click to view statute)

12. LOCAL ORDINANCES - COLUMBUS

● **1. Columbus - Source of Income Discrimination Prohibited (Columbus City Ordinance)**

■ *Legal Reference:* [Columbus City Ordinance](#) (click to view statute)

● **2. Columbus - Security Deposit Installments (Renter's Choice) (Columbus City Ordinance (2024))**

■ *Legal Reference:* [Columbus City Ordinance \(2024\)](#) (click to view statute)

● **3. Columbus - Third-Party Payment Acceptance (Columbus City Ordinance)**

■ *Legal Reference:* [Columbus City Ordinance](#) (click to view statute)

● **4. Columbus - Rental Receipt Requirement (Columbus City Ordinance)**

■ *Legal Reference:* [Columbus City Ordinance](#) (click to view statute)

● **5. Columbus - Relocation Assistance (Emergency Vacate) (Columbus City Ordinance (2024))**

■ *Legal Reference:* [Columbus City Ordinance \(2024\)](#) (click to view statute)

● **6. Columbus - Occupancy Standards (Columbus City Code)**

■ *Legal Reference:* [Columbus City Code](#) (click to view statute)

13. LOCAL ORDINANCES - OTHER CITIES

● **1. County Auditor Registration (Large Counties) (ORC § 5323.02)**

■ *Legal Reference:* [ORC § 5323.02](#) (click to view statute)

● **2. Gahanna, Reynoldsburg, Worthington - Third-Party Pay (Local ordinances)**

■ *Legal Reference:* [Local ordinances](#) (click to view statute)

● **3. LLC Landlords - Legal Representation Required (Ohio case law / court rules)**

■ *Legal Reference:* [Ohio case law / court rules \(click to view statute\)](#)

14. PEST CONTROL & ENVIRONMENTAL HAZARDS

● **1. Bedbug Responsibilities - No Specific Statute (General habitability duty under ORC § 5321.04)**

■ *Legal Reference:* [General habitability duty under ORC § 5321.04 \(click to view statute\)](#)

● **2. Licensed Applicator Required (4+ Units) (Ohio Code § 921.06)**

■ *Legal Reference:* [Ohio Code § 921.06 \(click to view statute\)](#)

● **3. Mold - No Specific Disclosure Requirement (General habitability duty under ORC § 5321.04)**

■ *Legal Reference:* [General habitability duty under ORC § 5321.04 \(click to view statute\)](#)

● **4. Mold - Seller Disclosure (Not Rental) (ORC § 5302.30)**

■ *Legal Reference:* [ORC § 5302.30 \(click to view statute\)](#)

15. PROHIBITED LANDLORD ACTS

● **1. Self-Help Eviction Prohibited (ORC § 5321.15(A))**

■ *Legal Reference:* [ORC § 5321.15\(A\) \(click to view statute\)](#)

● **2. Seizure of Property Prohibited (ORC § 5321.15(B))**

■ *Legal Reference:* [ORC § 5321.15\(B\) \(click to view statute\)](#)

● **3. Penalties for Prohibited Acts (ORC § 5321.15(C))**

■ *Legal Reference:* [ORC § 5321.15\(C\) \(click to view statute\)](#)

● **4. Retaliation Prohibited (ORC § 5321.02(A))**

■ *Legal Reference:* [ORC § 5321.02\(A\) \(click to view statute\)](#)

● **5. Retaliation Time Limits (ORC § 5321.02(A)(2))**

■ *Legal Reference:* [ORC § 5321.02\(A\)\(2\) \(click to view statute\)](#)

● **6. Retaliation Defenses (ORC § 5321.03)**

■ *Legal Reference:* [ORC § 5321.03 \(click to view statute\)](#)

16. PROPERTY MANAGEMENT & LICENSING

- 1. Property Manager License Requirement (ORC § 4735.01, § 4735.02)

■ Legal Reference: [ORC § 4735.01, § 4735.02](#) (click to view statute)

- 2. Property Management Trust Account (OAC § 1301:5-5-11)

■ Legal Reference: [OAC § 1301:5-5-11](#) (click to view statute)

- 3. Property Management Agreement Requirements (ORC § 4735.55)

■ Legal Reference: [ORC § 4735.55](#) (click to view statute)

- 4. Principal Broker Designation (ORC § 4735.081)

■ Legal Reference: [ORC § 4735.081](#) (click to view statute)

17. REPAIRS & MAINTENANCE

- 1. Tenant Notice to Landlord of Violations (ORC § 5321.07(A))

■ Legal Reference: [ORC § 5321.07\(A\)](#) (click to view statute)

- 2. Landlord Repair Timeline (ORC § 5321.07(B))

■ Legal Reference: [ORC § 5321.07\(B\)](#) (click to view statute)

- 3. Tenant Remedy - Rent Deposit with Court (ORC § 5321.07(B)(1))

■ Legal Reference: [ORC § 5321.07\(B\)\(1\)](#) (click to view statute)

- 4. Tenant Remedy - Court Order for Repairs (ORC § 5321.07(B)(2))

■ Legal Reference: [ORC § 5321.07\(B\)\(2\)](#) (click to view statute)

- 5. Tenant Remedy - Lease Termination (ORC § 5321.07(B)(3))

■ Legal Reference: [ORC § 5321.07\(B\)\(3\)](#) (click to view statute)

- 6. Small Landlord Exemption (Repairs) (ORC § 5321.07(C))

■ Legal Reference: [ORC § 5321.07\(C\)](#) (click to view statute)

18. SECURITY DEPOSITS

- 1. Security Deposit Limits (No statutory limit)
■ *Legal Reference:* [No statutory limit](#)
- 2. Security Deposit Interest (ORC § 5321.16(A))
■ *Legal Reference:* [ORC § 5321.16\(A\)](#) ([click to view statute](#))
- 3. Security Deposit Storage (No specific storage requirement)
■ *Legal Reference:* [No specific storage requirement](#)
- 4. Security Deposit Return (ORC § 5321.16(B))
■ *Legal Reference:* [ORC § 5321.16\(B\)](#) ([click to view statute](#))
- 5. Allowable Deductions (ORC § 5321.16(B))
■ *Legal Reference:* [ORC § 5321.16\(B\)](#) ([click to view statute](#))
- 6. Itemization Requirements (ORC § 5321.16(B))
■ *Legal Reference:* [ORC § 5321.16\(B\)](#) ([click to view statute](#))
- 7. Penalties for Wrongful Withholding (ORC § 5321.16(C))
■ *Legal Reference:* [ORC § 5321.16\(C\)](#) ([click to view statute](#))

19. TENANT OBLIGATIONS

- 1. Keep Premises Safe and Sanitary (ORC § 5321.05(A)(1))
■ *Legal Reference:* [ORC § 5321.05\(A\)\(1\)](#) ([click to view statute](#))
- 2. Dispose of Waste (ORC § 5321.05(A)(2))
■ *Legal Reference:* [ORC § 5321.05\(A\)\(2\)](#) ([click to view statute](#))
- 3. Keep Plumbing Fixtures Clean (ORC § 5321.05(A)(3))
■ *Legal Reference:* [ORC § 5321.05\(A\)\(3\)](#) ([click to view statute](#))
- 4. Use Facilities Properly (ORC § 5321.05(A)(4))
■ *Legal Reference:* [ORC § 5321.05\(A\)\(4\)](#) ([click to view statute](#))
- 5. Comply with Housing Codes (ORC § 5321.05(A)(5))
■ *Legal Reference:* [ORC § 5321.05\(A\)\(5\)](#) ([click to view statute](#))
- 6. Maintain Condition of Premises (ORC § 5321.05(A)(6))

■ *Legal Reference:* [ORC § 5321.05\(A\)\(6\)](#) (click to view statute)

● **7. Maintain Appliances** (ORC § 5321.05(A)(7))

■ *Legal Reference:* [ORC § 5321.05\(A\)\(7\)](#) (click to view statute)

● **8. Not Disturb Neighbors** (ORC § 5321.05(A)(8))

■ *Legal Reference:* [ORC § 5321.05\(A\)\(8\)](#) (click to view statute)

● **9. Prohibit Illegal Drug Activity** (ORC § 5321.05(A)(9))

■ *Legal Reference:* [ORC § 5321.05\(A\)\(9\)](#) (click to view statute)

● **10. Tenant Right of Access to Landlord** (ORC § 5321.05(B))

■ *Legal Reference:* [ORC § 5321.05\(B\)](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Columbus - Source of Income Discrimination Prohibited** (Columbus City Ordinance)

■ *Legal Reference:* [Columbus City Ordinance](#)

● **2. Columbus - Security Deposit Installments (Renter's Choice)** (Columbus City Ordinance (2024))

■ *Legal Reference:* [Columbus City Ordinance \(2024\)](#)

● **3. Columbus - Third-Party Payment Acceptance** (Columbus City Ordinance)

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● **4. Columbus - Rental Receipt Requirement** (Columbus City Ordinance)

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● **8. Cleveland - Lead Safe Certification (Pre-1978 Properties) (Cleveland Codified Ordinance § 365.04)**

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● **10. Cleveland - Local Agent-in-Charge Requirement (Cleveland Residents First Ordinance)**

■ *Legal Reference:* [Cleveland Residents First Ordinance](#)

● **11. Cleveland - Eviction Prerequisite (Cleveland practice requirement)**

■ *Legal Reference:* [Cleveland practice requirement](#)

● **12. Cincinnati - Rental Registration Program (Cincinnati Municipal Code)**

■ *Legal Reference:* [Cincinnati Municipal Code](#)

● **13. Cincinnati - Just Cause Eviction Ordinance (Cincinnati Municipal Code)**

■ *Legal Reference:* [Cincinnati Municipal Code](#)

● **14. County Auditor Registration (Large Counties) (ORC § 5323.02)**

■ *Legal Reference:* [ORC § 5323.02](#)

● **15. Gahanna, Reynoldsburg, Worthington - Third-Party Pay (Local ordinances)**

■ *Legal Reference:* [Local ordinances](#)

● **16. LLC Landlords - Legal Representation Required (Ohio case law / court rules)**

■ *Legal Reference:* [Ohio case law / court rules](#)

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