

NOTICE TO REPAIR

Date: _____
Landlord's Name: _____
Landlord's Address: _____
City/State/Zip Code: _____

Dear _____ (landlord):

This letter constitutes notice of the following conditions presently existing at the apartment located at: _____, which are in need of repair.

LIST OF CONDITIONS WHICH NEED TO BE REMEDIED (be specific): additional conditions listed on back if checked

1. _____
2. _____
3. _____

The Ohio Landlord Tenant Law requires you to keep this rental unit in a fit and habitable condition and to make all repairs. Your failure to maintain this unit in a safe, decent, and sanitary condition means that you are in violation of your obligations according to Ohio Revised Code 5321.04 and/or the terms of the lease agreement.

This notice is being sent to you in accordance with Ohio Revised Code 5321.07(A) and will serve to notify you that I want you to remedy the conditions within a reasonable time, not to exceed thirty (30) days. Should you fail to remedy the above conditions within this time period, I may exercise my right to deposit rent with the Clerk of Courts, ask the court to order you to correct the condition(s), ask the court to reduce my rental payments until the repairs are made, make a claim for actual damages, and/or terminate my rental agreement.

Please note that Ohio law prohibits any landlord from retaliating against a tenant by threatening eviction, decreasing services, or increasing rent because the tenant has engaged in a protected activity, such as complaining about dwelling conditions.

Thank you for your cooperation. I am sure that you will take care of these conditions so that no further action is necessary. Please call me at: _____ (telephone number) to arrange a mutually convenient time to make these repairs.

Cordially,

Tenant Name(s) and Signature(s): _____

Rental Address: _____

City/State/Zip Code: _____

cc: copy retained for my records