

# Table of Contents

## PART I. TEXT

### CHAPTER 1. INTRODUCTION

§ 1:1 Introduction to landlord-tenant law

### CHAPTER 2. THE LANDLORD-TENANT RELATIONSHIP

#### I. REQUISITES OF THE LEASE/RENTAL AGREEMENT

- § 2:1 Introduction to landlord-tenant relationship
- § 2:2 Necessity of a writing
- § 2:3 Who must sign the lease/rental agreement
- § 2:4 Other requisites of the lease/rental agreement

#### II. CONTRACT ASPECTS OF THE LEASE/RENTAL AGREEMENT

- § 2:5 Permissible terms and conditions
- § 2:6 Unconscionability
- § 2:7 Enforceability of other terms—Landlord remedies for failure to pay rent
  - § 2:8 —Guests
  - § 2:9 —Modification by oral agreement
  - § 2:10 —Prohibition of pets
  - § 2:11 —Landlord waiver of statutory obligations
  - § 2:12 —Subleasing
  - § 2:13 —Mitigation of damages
  - § 2:14 —Loud music
  - § 2:15 —Motor vehicles on premises
  - § 2:16 —Landlord access to leased premises
  - § 2:17 —Changing wall and floor coverings
  - § 2:18 —Responsibility of tenant for repairs
  - § 2:19 —Garbage disposal
  - § 2:20 —Smoking, drug use
  - § 2:21 —Cooking over open fire
- § 2:22 Description of the parties—Mental capacity
  - § 2:23 —Lease by agent or agency
  - § 2:24 Delivery and acceptance

#### III. LEGAL PROHIBITIONS

- § 2:25 Effect of mistake, fraud, duress, and undue influence
- § 2:26 Effect of illegal purpose

#### IV. TYPES OF TENANCIES

- § 2:27 Classifications

- § 2:28 Permanent leaseholds—Creation
- § 2:29 —Duration
- § 2:30 —Termination
- § 2:31 Tenancy for years—Creation
- § 2:32 —Duration
- § 2:33 —Termination
- § 2:34 Periodic tenancy
- § 2:35 —Creation
- § 2:36 —Duration
- § 2:37 —Termination
- § 2:38 Tenancy at will—Creation
- § 2:39 —Duration
- § 2:40 —Termination
- § 2:41 Tenancy at sufferance—Creation
- § 2:42 —Duration and termination

## **CHAPTER 3. LANDLORD DUTIES**

### **I. LANDLORD'S STATUTORY DUTIES**

- § 3:1 Introduction to duties of landlord
- § 3:2 Introduction
- § 3:3 Landlord's duty to provide tenant with landlord's name and address
- § 3:4 Landlord's duty to comply with all applicable codes
- § 3:5 Landlord's duty to disclose lead-based paint hazards
- § 3:6 Renovator's duty to disclose lead-based hazards
- § 3:7 Landlord's duty to repair
- § 3:8 Landlord's duty to maintain common areas
- § 3:9 Landlord's duty to maintain appliances supplied by it
- § 3:10 Landlord's duty to supply trash receptacles
- § 3:11 Landlord's duty to supply hot and cold running water
- § 3:12 Landlord's reasonable access to the rental premises

### **II. LANDLORD'S COMMON-LAW DUTIES**

- § 3:13 Introduction
- § 3:14 Landlord's common-law duty to deliver possession
- § 3:15 Landlord's common-law duty to provide reasonable protection against criminal acts by third persons
- § 3:16 Common-law warranty of habitability—In general
- § 3:17 —Landlord's liability for latent defects
- § 3:18 —Landlord's liability for nuisance
- § 3:19 —Landlord's warranty of quiet enjoyment
- § 3:20 Landlord's common-law duty to repair

## **CHAPTER 4. FAIR HOUSING**

### **I. FAIR HOUSING LAWS BANNING DISCRIMINATION**

- § 4:1 Introduction to fair housing law
- § 4:2 State and local laws

## TABLE OF CONTENTS

### II. FEDERAL LAW

- § 4:3 In general
- § 4:4 1988 Amendments to the Fair Housing Act—Coverage and exemptions
- § 4:5 —Discrimination against handicapped tenants
- § 4:6 —Discrimination against families with children
- § 4:7 Enforcement procedures

## CHAPTER 5. TENANT DUTIES

### I. TENANT'S STATUTORY DUTIES

- § 5:1 Introduction to duties of tenant
- § 5:2 Tenant's duty to maintain premises in safe and sanitary condition
- § 5:3 Tenant's duty to dispose of garbage in a safe and sanitary manner
- § 5:4 Tenant's duty to keep plumbing fixtures clean
- § 5:5 Tenant's duty to use and operate all electrical and plumbing fixtures properly
- § 5:6 Tenant's duty to comply with applicable housing, health, and safety codes
- § 5:7 Tenant's duty to refrain from destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises
- § 5:8 Tenant's duty to maintain appliances supplied by the landlord
- § 5:9 Tenant's duty to preserve other tenants' peaceful enjoyment of the premises
- § 5:10 Tenant's duty not to violate state law provisions involving drug offenses and controlled substances
- § 5:11 Tenant's duty to allow landlord reasonable access to the premises

### II. COMMON-LAW DUTIES

- § 5:12 Tenant's common-law duty to pay rent
- § 5:13 Tenant's common-law duty to make repairs
- § 5:14 Tenant's common-law duty to surrender possession of the leased premises
- § 5:15 Tenant's common-law duty not to commit waste

### III. TENANT'S CONTRACTUAL DUTY TO HONOR RESTRICTIONS ON THE USE OF THE PREMISES

- § 5:16 In general
- § 5:17 Restrictions against illegal use of the rental premises
- § 5:18 Restrictions against occupation by more than a specified number of persons
- § 5:19 Miscellaneous restrictions against use

## **CHAPTER 6. RENT AND SECURITY**

### **I. PAYMENT OF RENT**

- § 6:1 Rent defined
- § 6:2 Persons liable for payment
- § 6:3 Persons entitled to payment of rent
- § 6:4 Amount of rent—In general
- § 6:5 —Modification of rent
- § 6:6 Place of payment
- § 6:7 Time of payment
- § 6:8 Mode of payment
- § 6:9 Medium of payment
- § 6:10 Application of rent payments
- § 6:11 Recovering advanced rent

### **II. MISCELLANEOUS PROVISIONS**

- § 6:12 Security deposits
- § 6:13 Landlord's lien
- § 6:14 Distress for rent
- § 6:15 Rent control
- § 6:16 Apportionment of rent
- § 6:17 Rent depositing/rent withholding

## **CHAPTER 7. CHANGE IN CONDITION OF LEASED PREMISES**

### **I. ACTS OF NATURE WHICH CHANGE THE CONDITION OF THE LEASED PREMISES**

- § 7:1 Introduction to change of condition of leased premises
- § 7:2 Common-law rule on acts of nature
- § 7:3 The statutory rule

### **II. ACTS OR OMISSIONS BY LANDLORD**

- § 7:4 Acts or omissions by the landlord which substantially change the condition of the leased premises

### **III. ACTS OR OMISSIONS BY THE TENANT WHICH SUBSTANTIALLY CHANGE THE CONDITION OF THE LEASED PREMISES**

- § 7:5 Ordinary wear and tear
- § 7:6 Tenant's alteration of the leased premises
- § 7:7 Tenant's causing waste on the leased premises
- § 7:8 Fixtures

### **IV. ACTS OF THIRD PARTIES WHICH SUBSTANTIALLY CHANGE THE CONDITION OF THE LEASED PREMISES**

- § 7:9 In general

## TABLE OF CONTENTS

- § 7:10 Acts by the government
- § 7:11 Acts by private third parties

## **CHAPTER 8. LIABILITY FOR INJURIES ON LEASED PREMISES**

### **I. OVERVIEW TO LIABILITY FOR INJURIES ON LEASED PREMISES**

- § 8:1 Introduction
- § 8:2 Liability for injuries at common law

### **II. LIABILITY FOR INJURIES UNDER THE STATUTE**

- § 8:3 In general
- § 8:4 Injuries resulting from the landlord's failure to repair
- § 8:5 Injuries caused by conditions on the premises; unsafe appliances
- § 8:6 Injuries caused by hazardous conditions on the premises
- § 8:7 Injuries resulting from the landlord's repairs or improvements; repairs made by the landlord
- § 8:8 Injuries resulting from repairs made by the landlord's employees
- § 8:9 Injuries resulting from repairs made by independent contractors

### **III. PERSONS WHO MAY IMPOSE LIABILITY ON A LANDLORD FOR INJURIES**

- § 8:10 Tenants
- § 8:11 Third parties on the premises
- § 8:12 Third parties not on the premises

### **IV. ASSUMPTION OF RISK/COMPARATIVE NEGLIGENCE**

- § 8:13 Assumption of risk/comparative negligence

## **CHAPTER 9. INSURANCE AND TAXES**

### **I. RIGHTS OF LANDLORDS AND TENANTS WITH RESPECT TO INSURANCE AND TAXES**

- § 9:1 Introduction to insurance and taxes
- § 9:2 In general
- § 9:3 Insurance and the residential tenant
- § 9:4 —Amount of coverage needed
- § 9:5 —Types of renter's insurance
- § 9:6 Insurance and the mixed-use tenant
- § 9:7 Insurance for the landlord

### **II. TAXES**

- § 9:8 Introduction

§ 9:9 Tax considerations for tenants

### **III. TAX CONSIDERATIONS FOR LANDLORDS**

- § 9:10 Tenant's covenant to pay taxes
- § 9:11 Valuation of rental property
- § 9:12 Tax deductions
- § 9:13 —Advertising
- § 9:14 —Auto and travel
- § 9:15 —Cleaning and maintenance
- § 9:16 —Commissions
- § 9:17 —Insurance
- § 9:18 —Legal and other professional fees
- § 9:19 —Repairs
- § 9:20 —Supplies
- § 9:21 —Taxes
- § 9:22 —Wages and salaries

## **CHAPTER 10. MANUFACTURED HOMES**

- § 10:1 Introduction to manufactured homes and manufactured home parks
- § 10:2 Landlord-tenant relations between the manufactured home owner and the park operator
- § 10:3 Lease agreement for manufactured homes
- § 10:4 Manufactured home park operator duties
- § 10:5 Manufactured home park resident duties
- § 10:6 Manufactured home park operator remedies
- § 10:7 Manufactured home security deposits
- § 10:8 Manufactured home rent depositing/rent withholding

## **CHAPTER 11. TRANSFERS OF INTEREST BY A LANDLORD OR TENANT**

### **I. TRANSFERS OF INTEREST IN REAL PROPERTY BY LANDLORD OR TENANT**

- § 11:1 Introduction to transfers of interest by landlord or tenant
- § 11:2 Distinguishing assignment and subletting

### **II. ASSIGNMENT**

- § 11:3 Assignment; In general
- § 11:4 Assignment by operation of law
- § 11:5 Restrictions against assignment in the lease/rental agreement
- § 11:6 Consent and waiver
- § 11:7 Rights and obligations between assignor and assignee
- § 11:8 Effect of assignment on lessee's liability to lessor
- § 11:9 Rights and liabilities between assignee and landlord
- § 11:10 Reassignment

### **III. SUBLETTING**

- § 11:11 Subletting; In general

## TABLE OF CONTENTS

- § 11:12 Restrictions on subletting
- § 11:13 Consent and waiver
- § 11:14 Rights and liabilities of the tenant and subtenant;  
Liability for rent
- § 11:15 Rights and liabilities between sublessee and tenant
- § 11:16 Rights and liabilities between sublessee and landlord

## **CHAPTER 12. TERMINATION OF THE LANDLORD-TENANT RELATIONSHIP**

- § 12:1 Introduction to termination of landlord-tenant relationship
- § 12:2 Expiration of the lease/rental agreement term
- § 12:3 Breach of lease covenant causing forfeiture; In general
- § 12:4 Landlord breach of lease covenant causing forfeiture
- § 12:5 Tenant breach of lease covenant causing forfeiture
- § 12:6 Lease/rental agreement provisions for automatic  
termination
- § 12:7 Breach of local housing, health, or safety codes
- § 12:8 Use of leased premises for illegal purpose
- § 12:9 Destruction of leased premises
- § 12:10 Surrender or abandonment of leased premises
- § 12:11 Expiration of the landlord's estate
- § 12:12 Special provisions for student tenants

## **CHAPTER 13. EVICTION**

### **I. EVICTION OF TENANT'S POSSESSION OF LEASED PREMISES**

- § 13:1 Introduction to eviction

### **II. STATUTORY EVICTION**

- § 13:2 Statutory eviction; In general
- § 13:3 Persons subject to statutory eviction
- § 13:4 Three-day notice to vacate
- § 13:5 Relation of three-day notice to other required notices
- § 13:6 Eviction and foreclosure
- § 13:7 Contents of three-day notice
- § 13:8 Method of service of three-day notice
- § 13:9 Timing of service of three-day notice
- § 13:10 Jurisdiction over statutory eviction action
- § 13:11 Service of summons in statutory eviction action
- § 13:12 Pleadings in statutory eviction action
- § 13:13 —Tenant defenses
- § 13:14 —Tenant counterclaims
- § 13:15 Trial of statutory eviction action
- § 13:16 Evidence
- § 13:17 —Burden of proof
- § 13:18 Parol evidence
- § 13:19 Objections and appeals
- § 13:20 Enforcing the judgment

**III. CONSTRUCTIVE EVICTION**

- § 13:21 Constructive eviction; in general
- § 13:22 Common grounds for constructive eviction—  
Uninhabitability of leased premises
- § 13:23 —Landlord's failure to furnish adequate heat or light
- § 13:24 —Landlord's failure to make necessary repairs

**IV. EVICTION BY SELF-HELP**

- § 13:25 Eviction by self-help

**V. ANNOTATED EVICTION CHECKLIST**

- § 13:26 Introduction
- § 13:27 Tenants subject to eviction
- § 13:28 When R.C. Chapter 5321 requires a landlord to communicate with a tenant prior to instituting eviction action
- § 13:29 Three-day notice to vacate
- § 13:30 Petition for forcible entry and detainer
- § 13:31 Service of summons
- § 13:32 Preparation for trial
- § 13:33 Postponing the date of trial
- § 13:34 Demand for jury trial
- § 13:35 Trial by judge
- § 13:36 Enforcing judgment against the tenant
- § 13:37 Objections and appeals
- § 13:38 Garnishment
- § 13:39 —Court judgment
- § 13:40 —Notice of court action to collect debt
- § 13:41 —Debtor's response
- § 13:42 —Commencement of garnishment proceeding
- § 13:43 —Notice to judgment debtor of the right to demand a court hearing
- § 13:44 —Order of wage garnishment
- § 13:45 —Judgment debtor's response to wage garnishment order
- § 13:46 —Employer-garnishee's response
- § 13:47 —Payment

**CHAPTER 14. BANKRUPTCY**

- § 14:1 Tenant bankruptcy during lease term
- § 14:2 Automatic stay of action on lease
- § 14:3 Relief from automatic stay
- § 14:4 Limitation on landlord claims
- § 14:5 Bankruptcy trustee's assumption or rejection of an unexpired lease agreement; trustee's rights, generally
- § 14:6 Effect of bankruptcy trustee's rejection of an unexpired lease agreement
- § 14:7 Effect of bankruptcy trustee's assumption of an unexpired lease agreement
- § 14:8 Landlord's responsibilities during assumption/rejection period



## TABLE OF CONTENTS

- § 14:9 Tenant's rental obligations during assumption/rejection period
- § 14:10 Trustee responsibilities during assumption/rejection period
- § 14:11 Landlord bankruptcies

## **CHAPTER 15. RENEWALS, EXTENSIONS, AND OPTIONS TO PURCHASE**

### **I. RENEWALS, EXTENSIONS, AND OPTIONS TO PURCHASE AT END OF LEASE TERM**

- § 15:1 Renewals and extensions, generally
- § 15:2 Formal requisites for renewal of term
- § 15:3 Supplemental agreements to renew

### **II. OPTIONS TO RENEW**

- § 15:4 Option to renew lease; In general
- § 15:5 Parties' rights under a renewed lease
- § 15:6 Conditional option to renew
- § 15:7 Breach of covenants conditioning option to renew
- § 15:8 Landlord's election not to grant renewal option
- § 15:9 Exercise of option to renew
- § 15:10 Holding over as exercise of option to renew
- § 15:11 Automatic renewal resulting from tenant's failure to give timely notice to quit
- § 15:12 Time limitations in option to renew provisions
- § 15:13 Tenant's remedies for landlord's breach of option to renew

### **III. OPTIONS TO PURCHASE**

- § 15:14 Options to purchase; In general
- § 15:15 Construction of option to purchase agreements
- § 15:16 Exercise of option to purchase—In general
- § 15:17 —Effect of extension on option to purchase
- § 15:18 Termination of option to purchase
- § 15:19 Enforcement of option to purchase

## **CHAPTER 16. REMEDIES**

- § 16:1 Prerequisites for enforceability of lease
- § 16:2 Tenant remedies when landlord duties breached
- § 16:3 Landlord remedies when tenant duties breached
- § 16:4 Proper eviction
- § 16:5 Wrongful eviction
- § 16:6 Access to leased premises—Landlord at fault
- § 16:7 —Tenant at fault
- § 16:8 Retaliation
- § 16:9 Options to renew or purchase
- § 16:10 Liability for injuries
- § 16:11 Liability for damage to leased premises
- § 16:12 Subletting or assigning

- § 16:13 Security deposit
- § 16:14 Rent depositing

## **PART II. FORMS**

### **CHAPTER 17. APPLICATION TO LEASE OR RENT—FORMS**

- § 17:1 Application to lease or rent

### **CHAPTER 18. LEASE AND RENTAL AGREEMENTS—FORMS**

- § 18:1 Simple lease form
- § 18:2 Detailed lease form
- § 18:3 Additional lease clauses—Where actions of a third party prevent the new tenant from taking possession
- § 18:4 —Providing for rent increases based on the increased cost of heating
- § 18:5 —Where the rent should be paid
- § 18:6 —Allowing the tenant to make certain alterations to the leased premises
- § 18:7 —Use of apartment parking facilities
- § 18:8 —Notice to tenant that landlord rents three or fewer dwelling units
- § 18:9 Agent's authority to lease
- § 18:10 Agreement to renew lease
- § 18:11 Agreement to extend term of lease
- § 18:12 Assignment by lessee
- § 18:13 Consent of lessor to assignment of lease endorsed on lease
- § 18:14 Assignment by lessee endorsed on lease
- § 18:15 Acceptance by lessee's assignee endorsed on lease
- § 18:16 Assignment by lessee endorsed on lease; Release of lessee by lessor; Assumption of lessee's covenants by assignee
- § 18:17 Agreement of lessor to consent to a sublease
- § 18:18 Option to purchase lease in the event of sale clause
- § 18:19 Simple option to purchase lease clause
- § 18:20 First refusal option to purchase clause
- § 18:21 Notice to lessor of lessee's election to exercise option to purchase leased premises
- § 18:22 Pet agreement

### **CHAPTER 19. TENANT LETTERS—FORMS**

- § 19:1 Protest of an illegal entry
- § 19:2 Conditions on the premises need remedial attention
- § 19:3 Terminating the lease/rental agreement
- § 19:4 Protesting nonacceptance of rent
- § 19:5 Protesting retaliation
- § 19:6 Informing landlord of forwarding address
- § 19:7 Requesting return of security deposit
- § 19:8 Tenant's response to notice of abandonment

## TABLE OF CONTENTS

- § 19:9 Request for accommodations
- § 19:10 Protesting notice of termination from a non-Section 8 tenant to send to new owner taking through foreclosure
- § 19:11 Protesting notice of termination from a section 8 tenant to send to new owner taking through foreclosure

## CHAPTER 20. LANDLORD LETTERS—FORMS

- § 20:1 Protesting unreasonable withholding of consent to enter leased premises
- § 20:2 Requesting tenant to leave premises (three-day notice)
- § 20:3 Terminating the lease/rental agreement
- § 20:4 Notice by landlord/vendor of premises requiring tenant to pay rent to purchaser
- § 20:5 Notice by purchaser of premises requiring direct payment of rent
- § 20:6 Landlord move-out letter to tenant
- § 20:7 Commencement/termination inventory checklist
- § 20:8 Notice to tenant that landlord rents three or fewer dwelling units
- § 20:9 Notice changing rental terms
- § 20:10 Notice of belief of abandonment
- § 20:11 Notice to tenant of termination of tenancy for non-compliance with tenant obligations under R.C. 5321.05
- § 20:12 Notice to tenant of intention to enter

## CHAPTER 21. RENT DEPOSITS—FORMS

- § 21:1 Landlord's application for release of rent deposited with the court
- § 21:2 Tenant's notice to the clerk that conditions have been remedied
- § 21:3 Landlord's application for partial release of rent deposits with the court
- § 21:4 Tenant's answer to landlord's application and counterclaim
- § 21:5 Stipulation and waiver to release rent deposited with the court

## CHAPTER 22. PLEADINGS—FORMS

- § 22:1 Complaint in forcible entry and detainer, for past-due rent, and other money damages
- § 22:2 Answer and counterclaim
- § 22:3 Application for order to compel repairs, for reduction in rent, for release of rent to make repairs, or for appointment of a receiver
- § 22:4 Complaint for security deposit, damages, and attorney's fees
- § 22:5 Application for injunctive relief
- § 22:6 Alternate application for injunctive relief
- § 22:7 Complaint for specific performance of an option to purchase

## APPENDICES

- APPENDIX A. Selected Information About Ohio Fair Housing Laws

APPENDIX B.	Ohio Revised Code (Selected Provisions)
APPENDIX C.	Sample Municipal Ordinances
APPENDIX D.	Comparison of Termination and Eviction Procedures
APPENDIX E.	Suggested Advertiser Checklist and Sample Classified Ad
APPENDIX F.	Fair Housing Accessibility Guidelines
APPENDIX G.	Protect Your Family from Lead in Your Home
APPENDIX H.	Guidance on the Lead-Based Paint Disclosure Rule
APPENDIX I.	Sample Disclosure Format for Target Housing Rentals and Leases
APPENDIX J.	A Guide to the Mediation Program—Cleveland Housing Court
APPENDIX K.	Glossary
APPENDIX L.	Bibliography

**Table of Laws and Rules**

**Table of Cases**

**Index**