

Correct Conditions Letter

Date

Landlord's Name

Landlord's Address

Dear: _____

This letter serves as a notice under section 5321.07 of the Ohio Revised Code (ORC) of conditions which need correction in my rental unit and common areas.

[list all conditions which need to be remedied]

The Ohio Revised Code (ORC) section 5321.04(A)(2) requires the landlord to “make all repairs and do whatever is reasonable to put and keep the premises in a fit and habitable condition.” If the above conditions are not corrected within a reasonable time, not to exceed 30 days, I may exercise my rights under ORC section 5321.07. Those rights include depositing my rent into escrow with the Clerk of Courts, applying for a court order to correct the conditions, or terminating the rental agreement.

Please be advised that the ORC section 5321.02 prohibits retaliation by landlords against tenants who make complaints about the conditions of the rental unit.

You or your representative may call me at _____ to arrange a time to make the repairs. Thank you for your cooperation.

Sincerely,

Tenant

Address

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