

Illegal Entry Letter

Date

Landlord's Name

Landlord's Address

Dear: _____

I would like to clarify the requirement of notice before entering my apartment. According to Ohio Revised Code (ORC) section 5321.04(A)(8), "except is the case of an emergency or if it is impracticable to do so, you as a landlord, must give me reasonable notice of your intent to enter and enter only at reasonable times. Twenty-four hours is presumed to be a reasonable notice in absence of evidence to the contrary." Also, according to ORC 5321.04(B), "If the landlord makes an entry in violation of division (A)(8) of this section, makes a lawful entry in an unreasonable manner, or makes repeated demands for entry otherwise lawful that have the effect of harassing the tenant, the tenant may recover actual damages resulting from the entry or demands, obtain injunctive relief to prevent the recurrence of the conduct, and obtain a judgment for reasonable attorney's fees, or may terminate the rental agreement."

I will be pleased to arrange with you or any of your staff time for entry into my unit. Please feel free to contact me to set up such appointment. I hope that you will abide by this request and that we can establish a more effective working relationship.

Sincerely,

Tenant

Address and phone#

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