

FAIR HOUSING CONTACT SERVICE

AT FAIR HOUSING CONTACT SERVICE,
WE BELIEVE THAT EVERYONE DESERVES
TO LIVE IN THE SAFE, AFFORDABLE
HOUSING OF THEIR CHOICE.

FAIR HOUSING CONTACT SERVICE

LANDLORD-TENANT
DISAGREEMENTS ARE A COMMON
OCCURRENCE IN THE RENTING
PROCESS. SOME OF THESE
DISAGREEMENTS COULD BE
AVOIDED IF LANDLORDS AND
TENANTS WERE AWARE OF THEIR
RIGHTS AND RESPONSIBILITIES.

TENANTS SHOULD:

- Pay rent on time.
- Keep property safe & clean.
- Use reasonable care and not damage property.
- Get written permission from the landlord before subletting or allowing another person to move into the rental unit.

LANDLORDS SHOULD:

- Make property livable (safe and clean) before tenants move in.
- Make and pay for repairs that are needed due to ordinary wear and tear.
- Keep all common areas (hallways, entrances & parking lots) safe and clean.
- Refrain from turning off a tenant's utilities.
- Follow the Fair Housing laws against discrimination.



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FAIR HOUSING CONTACT SERVICE

RENTING RIGHTS & RESPONSIBILITIES

Fair Housing Contact Service
strives to prevent and eliminate
housing discrimination
and to promote equal
housing opportunity.



Fair Housing Contact Service, Inc.
...on the path to equality



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THE FAIR HOUSING ACT PROHIBITS DISCRIMINATION ON THE BASIS OF:

Race or Color	Sex
National Origin	Disability
Religion	Familial Status

Additional state and local protected classes may apply

TO HELP ENSURE THAT YOUR RIGHTS ARE PROTECTED, WE OFFER THE FOLLOWING SERVICES FREE OF CHARGE:

- Tenant/Landlord Counseling
- Assistance with Housing Discrimination Issues
- Comprehensive Housing Counseling
 - Home Refinance
 - Loan Document Review
 - First-Time Home Buyers
 - HECM Reverse Mortgage
 - Default/Foreclosure
- Educational Training Seminars
- Interpreting for Clients who are Deaf or Hard of Hearing or who speak a language other than English
- Literature available in large print

DID YOU KNOW?

- Signing a lease enters the tenant and the landlord into a business deal that carries rights and responsibilities.
- Tenants are responsible for following the lease agreement. Tenants should read the entire lease agreement and ask questions about any unclear terms in the lease.
- A landlord must give 24-hours' notice to enter the apartment.
- A landlord has 30 days from the time the tenant moves out to return the security deposit or provide an itemized deduction list for excessive cleaning or repairs that were needed.

KNOW YOUR RIGHTS & RESPONSIBILITIES AS A TENANT OR A LANDLORD

We provide FREE assistance

**Call our Hotline for
Tenants and Landlords
330.376.0359**

OUR COUNSELORS CAN HELP ANSWER QUESTIONS REGARDING:

- Rental agreements
- Security Deposits
- Landlord/Tenant Duties
- Repairs
- Eviction notices, and
- Anything else you need to know about renting.

Fair Housing Contact Service does not provide legal advice. We provide information on the Ohio Landlord-Tenant Law. Nothing in this brochure is intended as legal advice. Please contact an attorney for assistance if you require legal advice.

WE ALSO OFFER:

- Informative Booklets:
 - Tenant/Landlord Handbook
 - A Tenant's Guide to Repairs
 - Security Deposits
 - What Fair Housing Means for People with Disabilities
- Professional Training
- Membership