

Correct Conditions Letter

DO NOT MAIL THIS COPY TO YOUR LANDLORD. USE IT AS A GUIDE TO CREATE YOUR OWN 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 that 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 repairs.
Thank you for your cooperation.

Sincerely,

Tenant

Address and Phone Number

DO NOT COPY THIS PARAGRAPH

PLEASE NOTE: Fair Housing Contact Service (FHCS) seeks to be accurate in providing general housing information to prospective and existing tenants, landlords, home seekers, housing providers, and the general public. It recognizes that errors may occur and that these errors will be corrected when discovered. The information presented here is only intended to provide readers with information and guidance, and is not intended to be legal advice. WE ARE NOT ATTORNEYS. If you need legal advice, please seek the aid of an attorney.