

Quiet Enjoyment: Letter to Landlord

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 notice is to remind you that under section 5321.05 (A)(8) of the Ohio Revised Code (ORC), a tenant must "conduct himself, and require other persons on the premises with consent to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of the premises."

I feel that the tenant at **[address/apartment number]:** _____
has violated this requirement because of the following condition(s):

ORC section 5321.04 (A)(2) requires you to "keep the premises in a fit and habitable condition." I feel that the above situation significantly compromises the habitability of my unit. If the above condition(s) are not remedied within a reasonable time, not to exceed 30 days, I may exercise my rights as provided by the 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 note that the ORC section 5321.02 prohibits a landlord from retaliating against a tenant by threatening evictions, decreasing services, or increasing the rent where the tenant has engaged in a protected activity such as complaining about dwelling conditions.

I hope these conditions can be remedied without further delay. Thank you for your attention to these problems.

Sincerely,

Tenant

Address and Phone Number

DO NOT COPY THIS PARAGRAPH

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