

Ohio Month-to-Month Rental Agreement

General template, not legal advice. Have a Ohio attorney review before use. Last reviewed October 29, 2026.

This Month-to-Month Rental Agreement (the "Agreement") is made on _____ (Date signed) between the landlord and the tenant or tenants named below, for a home located in Ohio. The law of that state governs this Agreement.

1. Parties

Landlord or managing agent

Landlord address for notices

Landlord phone and email

Tenant 1 full name

Tenant 2 full name

Other occupants

Each tenant who signs is fully responsible for all rent and other obligations under this Agreement.

2. Property

Street address and unit

City, state and ZIP

Parking or storage included

Appliances and furniture included

3. Monthly term

The tenancy starts on _____ (Start date) and continues from month to month. Each rental period starts on the _____ (First day of each period) day of the month. There is no fixed end date.

4. Ending the tenancy

Either party may end this tenancy by giving the other written notice at least _____ (Notice period in days) days before the end of a rental period, or any longer period that Ohio law requires for the length of this tenancy. Notice from one tenant ends the tenancy for all tenants unless the landlord agrees otherwise in writing.

A landlord's notice to end the tenancy must comply with any state or local rule that requires a reason, a longer notice period, or relocation help. The landlord will not end the tenancy to retaliate against the tenant or for any discriminatory reason.

Notice to end a month-to-month tenancy in Ohio: Either side ends a month to month tenancy with written notice at least 30 days before the next rent period. (Revised Code section 5321.17)

5. Rent

Rent is \$_____ (Monthly rent) per month, due in advance on the _____ (Due day) day of each month, paid by _____ (Accepted payment methods). Rent for the first partial month is \$_____ (Prorated first month rent).

If rent is not received within _____ (Grace period in days) days after it is due, a late charge of \$_____ (Late charge) applies, to the extent allowed by law. Returned payments incur a fee of \$_____ (Returned payment fee).

Late fee limits: _____ (check the rule in Ohio)

6. Changes to rent or terms

The landlord may change the rent or other terms by giving written notice at least as far in advance as Ohio law and any local ordinance require. A change takes effect at the start of a rental period after the notice period ends.

Rent increase notice: _____ (check the rule in Ohio)

Rent control in Ohio: Cities and counties may not adopt rent limits for private housing; exceptions cover units the local government owns and voluntary incentive programs. (Revised Code section 5321.19)

7. Security deposit

The tenant pays a security deposit of \$_____ (Security deposit amount) on signing. The landlord may use it for unpaid rent, damage beyond normal wear and tear, and cleaning needed to restore move-in condition. The balance and an itemized statement go to the tenant's forwarding address within the deadline set by Ohio law.

Deposit limit in Ohio: State law does not limit the amount of a security deposit. (Revised Code section 5321.16)

Deposit return deadline in Ohio: The landlord has 30 days after the lease ends and the tenant gives back possession to return the deposit or send a written list of deductions with any balance. (Revised Code section 5321.16)

8. Utilities

Tenant pays: _____ (Utilities paid by tenant). Landlord pays: _____ (Utilities paid by landlord).

9. Use, guests and pets

The home is a private residence for the people named above. Guests may stay up to _____ (Maximum guest stay in days) days in a row. Pets are _____ (Allowed, allowed with approval, or not allowed); approved pets: _____ (Approved pets). Assistance animals are handled under fair housing law, not this pet clause. Smoking inside is _____ (Allowed or not allowed).

10. Care, repairs and alterations

The landlord keeps the home safe and fit to live in and makes needed repairs within a reasonable time after notice. The tenant keeps the home clean, reports problems promptly in writing to _____ (How to request repairs), and pays for damage caused by the tenant, occupants, guests or pets. The tenant makes no alterations without written consent.

11. Entry

The landlord may enter at reasonable times for inspections, repairs and showings after giving the advance notice Ohio law requires, and at any time in an emergency.

Entry notice in Ohio: Except in an emergency, the landlord must give reasonable notice of at least 24 hours before entering and enter at reasonable times. (Revised Code section 5321.04)

12. Subletting

The tenant may not sublet, assign, or rent the home for short stays without the landlord's written consent.

13. Default

If rent is unpaid or another term is broken, the landlord may serve the notice Ohio law requires and, if the problem is not cured, end the tenancy through the courts. The landlord will not use lockouts, utility shutoffs or removal of belongings to force the tenant out.

Notice for unpaid rent in Ohio: Before filing, the landlord serves a written notice at least three days in advance that includes the statutory statement asking the tenant to leave and suggesting legal help. (Revised Code section 1923.04)

14. Moving out

On move-out the tenant returns all keys, removes belongings, leaves the home clean, and gives a forwarding address in writing.

15. Disclosures

- ☐ Lead-based paint disclosure and pamphlet (homes built before 1978)
- ☐ Move-in condition checklist
- ☐ House or community rules

☐ State or local disclosures that may also be required: check

State disclosures in Ohio: Homes built before 1978 need the federal lead-based paint disclosure and the EPA pamphlet. (Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)) The lease or a written notice must give the name and address of the owner and of any agent who manages the property. (Revised Code section 5321.18)

16. General terms

This Agreement and its attachments are the full agreement. Changes are made in writing, except rent or term changes made by proper notice under section 6. If one part is unenforceable, the rest remains. Electronic signatures count as originals.

17. Signatures

Landlord or agent signature

Printed name

Date

Tenant 1 signature

Printed name

Date

Tenant 2 signature

Printed name

Date

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