

Breaking a Lease in Ohio: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/ohio-breaking-a-lease>

Ohio has no broad early exit statute for tenants, so the lease and contract law decide most cases. Service members can rely on federal law, and a tenant can end the agreement through the rent deposit process when serious conditions are not fixed.

Key points

- A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.
- When the landlord fails to make required repairs after written notice, a tenant who is current on rent may ask a court to end the rental agreement.
- Either side ends a month to month tenancy with written notice at least 30 days before the next rent period.
- Ohio courts generally expect a landlord to make reasonable efforts to re-rent a unit a tenant has left early before charging the remaining rent.

Ohio at a glance

Rule	Ohio	Law
Military service	A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Unlivable conditions	When the landlord fails to make required repairs after written notice, a tenant who is current on rent may ask a court to end the rental agreement.	Revised Code section 5321.07
Landlord duty to re-rent	Ohio courts generally expect a landlord to make reasonable efforts to re-rent a unit a tenant has left early before charging the remaining rent.	Ohio case law
Month-to-month notice	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

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- Revised Code section 5321.07
- Ohio case law
- Revised Code section 5321.17

Official sources:

- Ohio Revised Code (Ohio Laws and Administrative Rules, LAWriter):
<https://codes.ohio.gov/ohio-revised-code>
- Supreme Court of Ohio: courts and rules: <https://www.supremecourt.ohio.gov/>

General information, not legal advice. Check current law and talk to a Ohio attorney before you act. Last reviewed October 29, 2026.