

Ohio Landlord-Tenant Laws: Rights and Duties for Both Sides

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

Ohio's landlord and tenant chapter, Revised Code 5321, lists duties for both sides. Landlords must keep the unit fit and give reasonable notice before entering, and tenants who are current on rent can deposit rent with the court clerk when serious repairs are ignored.

Key points

- Except in an emergency, the landlord must give reasonable notice of at least 24 hours before entering and enter at reasonable times.
- If the landlord does not fix a serious problem within a reasonable time, at most 30 days after written notice, a tenant who is current on rent may deposit rent with the court clerk, ask for a rent reduction or end the agreement; this does not apply to some small landlords who disclose it in writing.
- A landlord may not raise rent, reduce services or threaten eviction because a tenant complained to a government agency or the landlord, or joined a tenant group.
- 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.
- No statute caps late fees on residential leases; a fee set in the lease is generally upheld when it is reasonable.

Ohio at a glance

Rule	Ohio	Law
Notice before entry	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
Tenant repair remedies	If the landlord does not fix a serious problem within a reasonable time, at most 30 days after written notice, a tenant who is current on rent may deposit rent with the court clerk, ask for a rent reduction or end the agreement; this does not apply to some small landlords who disclose it in writing.	Revised Code section 5321.07

Rule	Ohio	Law
Retaliation protection	A landlord may not raise rent, reduce services or threaten eviction because a tenant complained to a government agency or the landlord, or joined a tenant group.	Revised Code section 5321.02
Late fees	No statute caps late fees on residential leases; a fee set in the lease is generally upheld when it is reasonable.	Ohio Revised Code chapter 5321 (no late fee statute)
Deadline to return the deposit	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

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- Revised Code section 5321.04
- Revised Code section 5321.07
- Revised Code section 5321.02
- Ohio Revised Code chapter 5321 (no late fee statute)
- Revised Code section 5321.16
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- Revised Code section 5321.18

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.