

Ohio Rent Increase Notice Laws: How Much Notice to Give

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

No Ohio statute sets a separate notice period for raising rent. A fixed term lease controls during its term, and a month to month increase in practice follows the 30 day notice used to change or end the tenancy.

Key points

- There is no statewide cap on rent increases.
- 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.
- No statute sets a notice period for rent increases; the lease controls during a fixed term, and a month to month increase generally follows the 30 day periodic notice.

Ohio at a glance

Rule	Ohio	Law
Notice before a rent increase	No statute sets a notice period for rent increases; the lease controls during a fixed term, and a month to month increase generally follows the 30 day periodic notice.	Ohio Revised Code chapter 5321 (no rent increase statute)
Statewide cap on increases	There is no statewide cap on rent increases.	Revised Code section 5321.19
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

Mistakes to avoid

- Raising rent during a fixed term without a clause that allows it.
- Sending the notice by text or email when the lease or the law calls for written delivery another way.
- Increasing rent right after a repair request or complaint.
- Not keeping proof of when the notice was delivered.

Verify current law

Laws named in this summary:

- Ohio Revised Code chapter 5321 (no rent increase statute)
- Revised Code section 5321.19
- Revised Code section 5321.02

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.