

Notice Demanding Repairs

(date)

(landlord's name/address)

Dear _____
(landlord's name)

The following conditions presently exist in my rental premises and common areas:

(list all conditions which need fixed)

The above conditions have rendered my rental premises unlivable or unsafe. Your failure to maintain the premises in a decent, safe, and sanitary condition means that you are in violation of your obligations under O.R.C. 5321.04

This letter is being sent to you in accordance with O.R. C. 5321.07(A) and will serve to notify you that I expect the conditions to be fixed by _____ (date 30 days from date of letter)

If you do not fix the conditions within that time frame it will cause me to request the Carroll County Municipal Court to accept the rent payment, request a lower rent or request the Court to use the rent to make the repairs. I may also be entitled to damages and reasonable attorney's fees.

Sincerely,

(send by certified return receipt requested mail)