

**Landlord-tenant disagreements are a common occurrence in the renting process.**

**Some of these disagreements could be avoided if landlords and tenants were aware of their rights and responsibilities.**

**Tenants should:**

- 🏠 Pay rent on time.
- 🏠 Keep property safe & clean.
- 🏠 Use reasonable care and not damage property.
- 🏠 Get written permission from their landlord before subletting or allowing another person to move into the rental unit.

**Landlords should:**

- 🏠 Make property livable (safe and clean) before tenants move in.
- 🏠 Make and pay for repairs that are needed due to ordinary wear and tear.
- 🏠 Keep all common areas (hallways, entrances & parking lots) safe and clean.
- 🏠 Refrain from turning off a tenant's utilities.
- 🏠 Follow the Fair Housing laws against discrimination.

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*At Fair Housing Contact Service, we believe that everyone deserves to live in the safe, affordable housing of their choice.*

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**Fair Housing Contact Service**

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**Renting Rights  
& Responsibilities**



Fair Housing Contact Service strives to prevent and eliminate housing discrimination and to promote equal housing opportunity.

**FAIR HOUSING CONTACT SERVICE**

441 Wolf Ledges Parkway, Suite 200  
Akron, Ohio 44311

*This brochure provided with assistance from the Community Outreach Partnership Center and the University Park Alliance.*

To help ensure that your rights are protected, we offer the following services **FREE of Charge:**

- 🏠 Tenant/Landlord Counseling
- 🏠 Assistance with Housing Discrimination Issues
- 🏠 Comprehensive Housing Counseling
  - o Home Refinance
  - o Loan Document Review
  - o First-Time Home Buyers
  - o HECM Reverse Mortgage
  - o Default/Foreclosure
- 🏠 Educational Training Seminars
- 🏠 Interpreting for Clients who are Deaf or Hard of Hearing or who speak a language other than English
- 🏠 Literature available in large print

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## THE FAIR HOUSING ACT

Prohibits Discrimination on the basis of:

Race or Color	Sex
National Origin	Disability
Religion	Familial Status

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### We also offer:

- 🏠 Informative Booklets:
  - o Tenant/Landlord Handbook
  - o A Tenant's Guide to Repairs
  - o Security Deposits
  - o What Fair Housing Means for People with Disabilities
- 🏠 Professional Training
- 🏠 Membership

## Did You Know?

- 🏠 Signing a lease enters the tenant and the landlord into a business deal that carries rights and responsibilities.
- 🏠 Tenants are responsible for following the lease agreement. Tenants should read the entire lease agreement and ask questions about any unclear terms in the lease.
- 🏠 A landlord must give 24-hours' notice to enter the apartment.
- 🏠 A landlord has 30 days from the time the tenant moves out to return the security deposit or provide an itemized deduction list for excessive cleaning or repairs that were needed.

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## Know Your Rights & Responsibilities as a Tenant or a Landlord



## We provide FREE assistance

**Call our Hotline for Tenants and Landlords at (330) 376-0359**

Our counselors can help answer questions regarding:

- 🏠 Rental agreements
- 🏠 Security Deposits
- 🏠 Landlord/Tenant Duties
- 🏠 Repairs
- 🏠 Eviction notices, and
- 🏠 Anything else you need to know about renting.



Fair Housing Contact Service does not provide legal advice. We provide information on the Ohio Landlord-Tenant Law. Nothing in this brochure is intended as legal advice. Please contact an attorney for assistance if you require legal advice.