

What to Do When Your Landlord Enters Your Home Without Notice

⇒ Ohio law protects your rights as a tenant—if you are not given proper notice, you do not have to let your landlord into your home

If it is not an emergency.....

⇒ Your landlord is required to give you reasonable notice before entering your home

⇒ Reasonable notice is usually considered 24 hours advanced notice

⇒ Your landlord is required to enter your home at reasonable times to make repairs (4 a.m. is not reasonable, unless you and your landlord agree.)

⇒ If you learn that your landlord has been in your home without giving you notice, you should send her a letter, notifying her that you do not want her in your home without appropriate notice (See the sample letter on the back of this handout)

If it is an emergency.....

⇒ Your landlord can enter your home with less than twenty-four hours notice

⇒ Examples of emergencies are: broken pipes, major leaks, broken furnace (if it is very cold outside)

⇒ Emergencies are often conditions that will cause serious damage if not immediately repaired

If you are bothered by your landlord entering your home, you may want to send your landlord the letter on the reverse.

Date

Landlord's name and address

Dear Landlord:

I would like to clarify the requirement for notice before entering my apartment. According to RC 5321.04, you, as landlord, must give me, as tenant, reasonable notice of your intent to enter, and may do so only at reasonable times. Twenty-four-hour notice is presumed to be reasonable. The law provides that if the landlord makes an entry in violation of this provision, the tenant may recover actual damages and obtain injunctive relief, together with attorney's fees.

I will be pleased to arrange with you or any of your staff times for entry into my unit. Please feel free to contact me to set up such appointments. I hope that you will abide by this request and that we can establish a more effective working relationship.

Sincerely,

Tenant

Address and phone

copy: Tenant