

# Your Rights & Duties as a Tenant:

## What the Law Says You, the Tenant, Must Do



**Besides paying your rent on time, you have other legal duties as a tenant. You must not damage the rental unit.**

### **You must:**

- Keep your apartment or house safe and clean.
- Dispose of trash and garbage in a clean manner.
- Keep all appliances in good working order. Reasonable wear and tear is expected.
- Keep the electrical and plumbing fixtures clean and use these features properly.
- Control your guests. Do not allow guests or visitors to cause damage. Do not allow any guest or member of your household to possess or sell drugs or engage in criminal activity.
- Be considerate. Do not disturb other tenants.
- Permit your landlord to enter your apartment if you are provided at least 24 hours' notice, and if there is a good reason for the landlord to enter your apartment.

**You are responsible for any damages you or your guests cause to the rented apartment or house.**

Your landlord can take the cost of repairs out of your security deposit when you move. If your security deposit is not enough to cover the damage, your landlord can sue you for the difference between the cost of repairing the damage and the amount of your security deposit. You are not responsible for normal wear and tear. Examples of normal wear and tear are walls that need to be repainted or plumbing fixtures that break down because of regular use.

**Your landlord can evict you if you do not meet your duties as a tenant.**

Sometimes, your landlord must give you a 30-day notice. To evict you for a violation that affects health and safety (other than your failure to pay rent), your landlord must give you a written notice of the problem and give you 30 days to fix it. If you do not fix the problem within 30 days, your landlord can begin an eviction action in court. Sometimes, your landlord only has to give you a 3-day notice. For non-payment of rent, criminal activity, or drug violations, you may only be given a 3-day notice, and then be taken to court for eviction. Your landlord is not required to give you time to fix the problem for these types of violations.

**Example:** If you have garbage in your apartment that attracts rats, the landlord must tell you and give you 30 days to clear the trash away.



**According to the American Civil Liberties Union of Ohio, in most cases, if the police ask to enter your home, you don't have to admit them unless they have a warrant signed by a judge.**

However, in some emergency situations (for example, if a person is screaming for help inside or the police are chasing someone who runs into your house) officers are allowed to enter and search your home without a warrant. This may include situations in which the police have approached your home, identified themselves, and then hear sounds or other activity that leads them to believe evidence is being destroyed.

Do not interfere with or obstruct the police--you can be arrested if you do. What you say to the police can be used against you. What you say can give the police an excuse to arrest you, and search you and your home. You don't have to answer any questions by the police, but you are required to provide them your name, address, and date of birth if you are asked. You can be arrested in Ohio for refusing to provide this information.

**For more information, visit:**

<https://www.acluohio.org/en/what-do-if-youre-stopped-police>

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