

## FHAA MISSION & VISION STATEMENTS

### MISSION STATEMENT

The Fair Housing Advocates Association (FHAA) is a strong voice of fair housing. FHAA works to eliminate housing discrimination and to ensure equal housing opportunity for all people through leadership, education and outreach, public policy initiatives, advocacy and enforcement.

### VISION STATEMENT

“The Fair Housing Advocates Association recognizes the importance of a “home” as a component of the American dream and envisions a community and a state free of housing discrimination where every individual, group and community enjoys equal housing opportunity and access in a bias free and open housing market where integrated neighborhoods are the norm, and the private and public sector guarantees civil rights in an open and barrier free community committed to healing the history of discrimination in Ohio and America.”

## MISCELLANEOUS INFORMATION

If you need legal assistance, you may contact:

- Community Legal Aid Services (330) 535-4191
- Akron Bar Association (330) 253-5007

***FAIR HOUSING IS MORE THAN JUST A GOOD IDEA, IT IS THE LAW!!***

It is illegal to discriminate against any person because of race, color, religion, sex, national origin, handicap, or familial status:

- In the sale or rental of housing or residential lots;
- In advertising the sale or rental of housing;
- In the financing of housing;
- In the provision of real estate brokerage services.

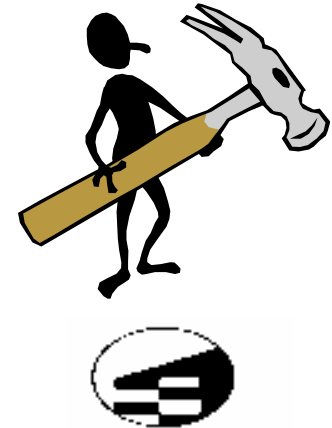
### QUESTIONS ABOUT RENT ESCROW?

Akron Clerk of Courts (330) 375-2920

Barberton Clerk of Courts (330) 753-2263

Cuyahoga Falls Clerk of Courts (330) 971-8110

## LANDLORD-TENANT GUIDE: REPAIRS & RENT ESCROW



## FAIR HOUSING ADVOCATES ASSOCIATION

520 S. Main Street #2459  
Akron, Ohio 44311-1076  
(330) 253-2450  
(330) 996-4264-fax  
Online:

[www.fairhousingadvocates.com](http://www.fairhousingadvocates.com)

Vincent B. Curry, Executive Director

## REPAIR REQUESTS

A letter outlining the needed repairs must be sent to the landlord. A reasonable amount of time, defined as 30 days unless the condition is threatening the tenant's health, should be stated in the letter. The letter should be sent by certified, return receipt requested and certificate of mail. The tenant should keep a copy of the letter for his or her records.

If the landlord does not make the repairs as requested, the tenant may do any of the following:

1. **ESCROW RENT PAYMENTS:** Deposit rent with the Clerk of Courts office. For the tenant to exercise this option, rent must be current at the time of deposit. The tenant must present the court with a copy of the letter sent to the landlord outlining the requested repairs.
2. Request the Court to order the repair be made by the landlord. The tenant may ask that the rent be reduced until the repairs are complete or that the rent paid into the escrow account be related to make the repairs.
3. The tenant has the option to **TERMINATE THE RENTAL AGREEMENT** with no penalty (after proper notice is given) if the landlord fails to remedy the situation.

**\*\*These actions cannot be taken against a landlord who owns three or fewer units and who informed the tenant of this fact in writing at the time of occupancy.**

## NOTICE TO REMEDY CONDITIONS

Date: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Dear \_\_\_\_\_:

This letter is being sent to you pursuant to the Ohio Revised Code governing obligations of a landlord. I am requesting that you remedy the following conditions at my dwelling:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

I am requesting that the conditions be remedied by \_\_\_\_\_.

Respectfully,

Tenant \_\_\_\_\_

Phone Number \_\_\_\_\_

## OHIO LANDLORD-TENANT LAW

Under Ohio tenant-landlord regulations (ORC 5321.07), a tenant has the right to withhold payment of rent to the landlord under the following circumstances:

1. If the landlord fails to fulfill any obligation imposed on him/her by the Ohio Revised Code.
2. If the landlord fails to fulfill any obligation imposed on him/her by the rental agreement.
3. If the conditions of the premises are such that the tenant reasonably believes that the landlord has failed to fulfill any obligations.
4. If a government agency has found that the premises are not in compliance with building, housing, health, or safety codes which apply to any conditions of the residential premises that could materially affect the health and safety of an occupant.