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# 30 Day Notice to Remedy Conditions

Ohio Revised Code 5321

To: \_\_\_\_\_ (*Tenant*) and all other occupants of the premises in the county of \_\_\_\_\_ in the State of Ohio, as described as

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together with the lot of land on which said is situated.

You are hereby notified that you are in violation of Ohio Revised Code 5321 in the following respects (*check all that apply*):

\_\_\_\_\_ (1) Failure to keep that part of the premises that you occupy and use safe and sanitary;

\_\_\_\_\_ (2) Failure to dispose of all rubbish, garbage, and other waste in a clean, safe, and sanitary manner;

\_\_\_\_\_ (3) Failure to keep all plumbing fixtures in the dwelling unit or used by him as clean as their condition permits;

\_\_\_\_\_ (4) Failure to use and operate all electrical and plumbing fixtures properly;

\_\_\_\_\_ (5) Failure to comply with the requirements imposed on tenants by all applicable state and local housing, health, and safety codes;

\_\_\_\_\_ (6) Failure to personally refrain and forbid any other person who is on the premises with your permission from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises;

\_\_\_\_\_ (7) Failure to maintain in good working order and condition any range, refrigerator, washer, dryer, dishwasher, or other appliances supplied by the landlord and required to be maintained by the tenant under the terms and conditions of a written rental agreement;

\_\_\_\_\_ (8) Failure to conduct yourself and require other persons on the premises with your consent to conduct themselves in a manner that will not disturb his neighbors' peaceful enjoyment of the premises;

\_\_\_\_\_ (9) Failure to conduct yourself, and require persons in your household and persons on the premises with your consent to conduct themselves, in connection with the

premises so as not to violate the prohibitions contained in Chapters 2925. and 3719. of the Revised Code, or in municipal ordinances that are substantially similar to any section in either of those chapters, which relate to controlled substances.

You must remedy all violations on or before \_\_\_\_\_ (*dated 30 days from date of service upon tenant*).

Failure to comply may result in legal action to evict you and for judgment that may include costs and attorney fees.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature