

Tenant Obligations

A tenant has the duty to:

Keep the premises safe and sanitary.

The tenant has the duty to keep the premises clean and free of refuse, and to avoid conditions that would make the dwelling susceptible to infestations of roaches or mice/rats for example. The tenant has the duty to avoid conditions that would create safety hazards, such as putting too many electrical cords into a socket that cannot support it.

Dispose of rubbish in the proper manner.

The tenant is obligated by law to utilize garbage and/or recycling receptacles that are supplied by the landlord and to dispose of waste in the designated manner, whether it is at curbside disposal or in a dumpster.

Comply with housing, health, and safety code that apply to tenants.

All tenants should be knowledgeable of local ordinances that regulate occupancy and other areas of local law. For example, it is a health violation to occupy a dwelling with a roach infestation. The landlord is obligated to exterminate the infestation, but the tenant is obligated to ensure the conditions of the part of the premises that the tenant occupies are kept clean as to avoid further infestations.

Refrain from damaging the premises and keep guests from causing damage.

Tenants should personally refrain and forbid any other person who is on the premises with their permission from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises. Tenants are responsible for their guests and can be held liable by the landlord for damage, etc. caused by guests.

Maintain appliances supplied by the landlord in good working order.

This includes 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. If the tenant causes damage that is "above and beyond normal wear and tear,"

Related Resources

LINKS

[Ohio Revised Code on landlord obligations](#)

[Ohio Revised Code on eviction guidelines](#)