



# Ohio Rent Escrow Process

## What is rent escrow?

- Under Ohio law, landlords are required to maintain their properties so they are in a fit and habitable condition. This includes ensuring working utilities and structural soundness. When landlords do not fulfill these responsibilities, one way tenants can protect their rights is to deposit their monthly rent payments with their local court to hold until the repairs are made.

## What is the process?

- First, if you are considering escrowing your rent, you should call an attorney for advice specific to your situation.
- A tenant must provide the landlord with written notice of the defect. This is best done by certified mail.
- The tenant must give the landlord a reasonable time, or 30 days, to repair the defect.
- If the landlord has not repaired the defect, the tenant should take their next month's rent payment and a copy of the notice sent to the landlord to the clerk of courts office for their local municipal or county court.
- The clerks will have a form for the tenant to fill out and file with their rent payment.
- The tenant can continue to deposit rent with the court until the landlord repairs the defect.
- If there is disagreement between the landlord and tenant about the defect, the landlord must file a complaint with the court to request the rent be released.
- All rent payments by the tenant must be deposited with the court in full and on time.

If you need help, you can call LASC. LASC can help people who have low incomes, veterans, seniors, and others. **This information is based on current Landlord-Tenant laws, which are subject to change.**

### For free help contact:

The Legal Aid Society of Columbus  
150 Oak Street, Marion, OH 43302

Call: (740) 383-2161 or Visit: [www.columbuslegalaid.org](http://www.columbuslegalaid.org)

Office Hours: 9 a.m.- 4:30 p.m. Monday-Friday

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