

## **Tenant Obligations (ORC 5321.05)**

1. Keep the premises safe and sanitary.
2. Dispose of all rubbish, garbage, and other waste in a clean, safe, and sanitary manner.
3. Keep all plumbing fixtures in the dwelling unit as clean as their condition permits.
4. Use and operate all electrical and plumbing fixtures properly.
5. Comply with the requirements of state and local housing, health, and safety codes.
6. Personally refrain and forbid guests from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises.
7. Maintain in good working order and condition any and all appliances supplied by the landlord and required to be maintained by the tenant under the terms and conditions of your written rental agreement.
8. Conduct yourself and require other persons to conduct themselves in a manner that will not disturb the neighbors' peaceful enjoyment of the premises.
9. Comply with state and local drug laws in and around the premises and require your household members and guests to do the same.

**COME VISIT US AT:**

**218 CLEVELAND AVE. SW, 6<sup>TH</sup> FL.,**

**CANTON, OHIO 44702**



**EQUAL HOUSING  
OPPORTUNITY**

**OR CALL US AT:**

**330-438-4133**

## **Landlord Obligations (ORC 5321.04)**

1. Comply with the requirements of all applicable building, housing, health, and safety codes.
2. Make all repairs and keep the premises in a fit and habitable condition.
3. Keep all common areas of the premises in a safe and sanitary condition.
4. Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, and air conditioning fixtures as well as appliances and any elevators that you supply or are required to supply.
5. Provide garbage cans and arrange for pickup (only if there are four or more units in the same building).
6. Supply running water, reasonable amounts of hot water and reasonable heat at all times, with limited exceptions.
7. Do not abuse the right of access.
8. Except in the case of emergency or if it is impracticable to do so, give the tenant reasonable notice before entering and enter only at reasonable times. Twenty-four hours is presumed to be a reasonable notice.
9. Begin eviction proceedings when you have actual knowledge of or have reasonable cause to believe drug activity is occurring in or connected with the tenant's premises by the tenant, a member of the tenant's household or a guest.



**City of Canton Fair Housing  
Assistance Program**