

COMMUNITY PULSE

APRIL 2026

FAIR HOUSING RESOURCE CENTER



Fair Housing Resource Center

The Fair Housing Resource Center is a non-profit 501 (c) 3 organization offering several housing programs to benefit residents of Lake, Geauga and Ashtabula County, Ohio. The mission of the Fair Housing Resource Center is to promote equal housing opportunities for all persons and to advocate for fair housing and diversity in Lake and surrounding counties through the education and involvement of the public, governments, and the business community.

FHRC operates a Landlord/Tenant hot-line service for county residents to assist them in protecting their housing rights. FHRC also operates a fair housing intake complaint service for victims of housing discrimination. FHRC is a Housing Counseling agency certified by the U.S. Department of Housing and Urban Development and provides homeowner counseling such as foreclosure prevention, predatory lending, home financing and repairs.



Meet the Team

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Community Pulse



Fair Housing Resource Center

1100 Mentor Avenue
Painesville, Ohio 44077
P:(440)392-0147 | F:(440)392-0148
Email: info@fhrc.org
www.fhrc.org



FAIR HOUSING FUNDAMENTALS

RIGHTS, RESPONSIBILITIES, AND REAL-WORLD IMPACT



Thursday
May 14, 2026



Registration 8:30 a.m.
9:00 a.m.-3:00 p.m.



Environmental Learning Center
7250 Alexander Rd.
Concord, Oh 44077



\$20.00

JOIN US

- Learn how fair housing law affects renters, housing providers, and our community
- Understand protected classes and common forms of housing discrimination
- Hear real-world examples that show how fair housing issues arise
- Learn about your rights and responsibilities under fair housing law
- Breakfast, coffee, and boxed lunches will be provided

REGISTER TODAY!

Scan the code, or visit
www.fhrc.org





Administrative Fees in Ohio Rentals: A Growing Concern for Housing Access

By: Patricia Kidd, Esq., Executive Director

Across Ohio, housing advocates and consumers are noticing an emerging trend: landlords and property management companies charging “administrative” or “processing” fees in addition to traditional application fees. These charges, often presented as standard practice, raise important questions about transparency, fairness, and the boundaries of Ohio landlord-tenant law.

Unlike security deposits, which are clearly governed under Ohio Revised Code § 5321.16, administrative fees occupy a legal gray area. Ohio law does not specifically define or regulate these fees, leaving their use largely to the discretion of housing providers. As a result, tenants may encounter a wide range of charges that are not always clearly explained or consistently applied.

In some cases, these fees are disclosed only late in the application or leasing process—after a prospective tenant has already paid an application fee or invested significant time pursuing a unit. This lack of upfront transparency can place renters in a difficult position: either absorb unexpected costs or abandon the housing opportunity altogether. For many households, particularly those already facing financial constraints, these added fees can become a barrier to accessing housing.

Concerns also arise when administrative fees appear duplicative of application fees or are not tied to any clearly defined service. While application fees are generally understood to cover the cost of screening (such as credit or background checks), administrative fees may be flat charges without a direct connection to actual expenses. In these instances, questions emerge as to whether such fees are reasonable—or whether they function more as revenue-generating mechanisms outside the scope of existing regulations.

Administrative Fees in Ohio Rentals Continued

Another important consideration is how these fees are structured. If a fee is refundable, held, or later applied toward rent or damages, it may resemble a security deposit in practice, potentially triggering legal protections under Ohio law regardless of how it is labeled. However, many administrative fees are explicitly non-refundable, placing them outside traditional safeguards and increasing the financial risk to tenants.

At this stage, there is no clear statewide standard governing administrative or processing fees in rental housing. However, Ohio housing advocates, legal service providers, and fair housing organizations are increasingly aware of this issue and are actively examining its legal and practical implications. As this trend continues to evolve, further guidance, whether through policy, enforcement, or legislation may be necessary to ensure that rental practices remain transparent, fair, and consistent with the principles of housing access.

For now, prospective tenants are encouraged to ask detailed questions about all upfront costs before applying for a unit and to request full disclosure of any fees in writing. Greater awareness, among both renters and housing providers, will be an important first step in addressing this developing issue.



Aging in Place: Living Safely and Comfortably at Home

By: Dana Pritschau, Certified Housing Counselor

Many people hope to stay in their own homes as they grow older. This is often called “aging in place.” It means living safely and comfortably in your home and community for as long as possible.

For many adults, home is where they feel most comfortable. It holds memories, routines, and a sense of independence. Aging in place allows people to stay connected to their neighbors, local services, and the places they know well.

There are many simple ways to make a home safer for the future. Small changes can make a big difference. Installing grab bars in the bathroom, improving lighting, and removing loose rugs can help prevent falls. Keeping walkways clear and making sure stairs have sturdy handrails are also important safety steps. Planning ahead is another key part of aging in place. Talking with family members, friends, or trusted professionals can help people understand what resources may be available if they need help later on. Many communities offer services such as transportation, meal delivery, and home assistance programs.

Many organizations in our community are committed to helping residents remain safely in their homes for as long as possible. By providing information, guidance, and access to helpful resources, these organizations help individuals understand their housing options and maintain their independence.

After all, there is truly no place like home.



APRIL IS FAIR HOUSING MONTH: WHY IT MATTERS

By: Hollie Rondini, Assistant Director

April marks Fair Housing Month, commemorating the passage of the Fair Housing Act on April 11, 1968. Enacted during a pivotal moment in the civil rights movement, the law was designed to eliminate housing discrimination and promote equal opportunity for all.

More than fifty years later, the Fair Housing Act remains a cornerstone of civil rights protections. The law makes it illegal to discriminate in housing based on race, color, national origin, religion, sex (including sexual orientation and gender identity), disability, or familial status. These protections apply to renting, buying, lending, advertising, and other housing-related activities.

Fair housing affects more than just where someone lives. It influences access to schools, employment opportunities, healthcare, and community resources. When discrimination occurs, it limits opportunity and reinforces patterns of segregation and inequality.

Housing discrimination is not always obvious. It can include refusing to rent to a family with children, denying a reasonable accommodation for a person with a disability, steering prospective renters to certain neighborhoods, applying different screening standards, or making discriminatory statements in advertising.

Fair Housing Month is an opportunity to reflect on both the progress made and the work that remains. Ensuring equal access to housing requires awareness, education, and accountability. Housing providers, tenants, lenders, and community members all play a role in upholding these protections.

If you believe you have experienced housing discrimination, help is available. Fair housing organizations work to educate the public, investigate complaints, and enforce fair housing laws to ensure equal treatment under the law.

At its core, fair housing is about opportunity. It is about ensuring that housing decisions are based on qualifications — not personal characteristics. This April, we reaffirm the principle that everyone deserves a fair chance to find safe, stable housing.

Fair housing strengthens communities and opens doors to possibilities for all.





Lake County, Ohio

Do you need help with:

- Security Deposit/1st Month's rent
- Subsidy
- Moving Assistance

SCAN ME



STAR PROGRAM INTAKE DAY

SECOND TUESDAY OF THE MONTH

9:00 AM – 5:00 PM

Need help with rent? Join Fair Housing Resource Center for Intake day.

What is Intake Day?

Intake day is the 2nd Tuesday of the month. Intake day is 1 day each month when FHRC accepts applications for our STAR Program.

INTAKE DAY DETAILS

When: April 14, May 12, June 9

Time: 9:00 a.m.-5:00 p.m.

Where: Fair Housing Resource Center
1100 Mentor Avenue,
Painesville, Oh 44077

How to Apply?

1. Contact our office for an application before intake day.
2. Complete the application and gather the supporting documents.
3. Arrive to our office during Intake day hours with the application and supporting documents.
4. You will meet with an FHRC staff member who will review your application and documents to make sure a complete application is submitted.

FOR MORE INFORMATION



440-392-0147



www.fhrc.org



1100 Mentor Avenue, Painesville



Landlord vs. Tenant: Who is Responsible for Common Spring Issues?

By: Michelle Brunson, Staff Attorney/ Test Coordinator

With the warmer weather comes varying responsibilities regarding household issues. This is especially true in rental housing.

A common misconception is that landlords are required to provide air conditioning – they are not. If they do provide either centralized air or window units, the landlord is responsible for any malfunctions not caused by the tenant. However, even on the hottest days, air conditioning failure is not an emergency. This means that, as with most non-emergent repairs, landlords have a reasonable time – typically 30 days – to fix the air conditioning unit.

In general, under Ohio law, landlords must keep rental properties in a safe and habitable condition. This includes maintaining essential systems such as plumbing, electrical, and any appliances or equipment the landlord provides. Tenants are responsible for keeping the unit clean and using all fixtures and appliances properly.

Another issue that becomes prevalent as we head towards summer is pests such as ants, flies, etc. The responsibility for extermination of pests greatly depends on the cause of the infestation, and the type of housing that you are renting. Landlords are generally responsible for addressing infestations that arise from structural issues or conditions outside the tenant's control. However, tenants may be responsible if pests are the result of poor housekeeping or improper trash storage. If the rental unit is a single-family house rather than a unit within a complex, it may be easier to show that the infestation occurred due to tenant's actions or lack thereof.

If renting a single-family home, there is also the issue of yard maintenance. Typically, those duties are assigned in the lease agreement. If yard duties are not assigned to the tenant in the lease, it is typically assumed the landlord will handle such maintenance.

Be sure to get any agreements regarding responsibilities in writing, especially if it is outside or after the lease is signed!

Spring Forward Toward Homeownership

By: Hollie Rondini, Assistant Director

Spring is a season of new beginnings, and for many families, it is also the perfect time to begin the journey toward homeownership. As the days grow longer and brighter, this season offers fresh energy and motivation to start preparing for one of life's biggest milestones: buying a home.

The pre-purchase stage is where strong homeownership begins. It is a time to build a solid foundation by reviewing your budget, checking your credit, setting savings goals, and learning more about the homebuying process. Taking these early steps can help future buyers feel more confident, informed, and ready when the right opportunity comes along.

Preparation matters. Understanding how much home you can afford, what lenders look for, and what costs to expect can make the process smoother from start to finish. Pre-purchase education can also help buyers learn about mortgage options, down payment assistance programs, closing costs, and the importance of maintaining financial stability throughout the process.

Spring is a great reminder that growth happens one step at a time. Just like a garden does not bloom overnight, becoming mortgage-ready takes planning, patience, and care. Small actions taken now — paying down debt, saving a little extra each month, gathering important documents, or attending a homebuyer workshop — can make a big difference later.

For those thinking about purchasing a home, this is an exciting time to get started. A home is more than just a place to live. It can provide stability, pride, and a strong foundation for the future. The path to homeownership may seem big, but it becomes much more manageable when taken step by step.

This spring, let's celebrate progress, possibility, and preparation. Whether you are just beginning to think about buying or already working toward your goal, every positive step brings you closer to the front door of your future home.

Here's to a season of growth, hope, and moving one step closer to homeownership.



SPRING INTO HOME MAINTENANCE

By: Michelle Brunson, Staff Attorney/ Test Coordinator

Spring is the perfect time for homeowners to give their homes a little attention after the unpredictable Ohio winter. A few simple maintenance tasks can help prevent costly repairs and keep your home running smoothly throughout the year.

A main priority should be to check your roof and gutters for any issues. Winter snow and ice can loosen shingles and clog gutters with debris. Make sure gutters and downspouts are clear so that spring rains can drain properly away from your home's foundation.

You should also check the exterior of your home. Look for cracks in siding, peeling paint, or damaged caulking around windows and doors. Repairing these small issues early helps keep moisture, pests, and drafts out of your home. If your home has a deck, be sure that the heavy snowfall did not warp any wood that may cause falls or other damages.

Spring is also a good time to service your HVAC system before the summer heat arrives. Replace air filters, clean vents, and consider scheduling a professional inspection to ensure your air conditioning system is ready for the warmer months.

Don't forget about your yard. Trim back overgrown branches that may have been damaged during winter storms, and clear away leaves or debris that built up around your foundation. This helps prevent moisture problems and improves curb appeal.

Finally, test important safety devices inside your home. Replace batteries in smoke and carbon monoxide detectors and check that they are working properly.

By taking a little time each spring to complete these maintenance tasks, homeowners can protect their investment, improve energy efficiency, and enjoy a safe and comfortable home all season long.



Small Acts, Big Impact

By: Dana Pritschau, Housing Counselor



Kindness does not cost anything, yet it can make a meaningful difference in someone's day. In a world where many people are busy or facing challenges we may not see, even small acts of kindness can have a powerful impact. Taking a moment to show patience, understanding, or encouragement can change the tone of someone's entire day.

A smile. A simple thank you. Holding the door open. Checking in on a neighbor. These small gestures may seem simple, but they can brighten someone's day — including your own. Often, it is these everyday moments of kindness that people remember the most.

Research shows that being kind to others can reduce stress and improve mood. Helping others also builds stronger relationships and more supportive communities. When kindness becomes part of our daily routines, it helps create an environment where people feel valued, respected, and connected.

It is also important to remember that you never truly know what someone else may be going through. A person may be dealing with financial stress, health concerns, family issues, or other personal struggles. A small act of kindness may be exactly what they need in that moment.

Kindness also includes being gentle with yourself. Speak to yourself the way you would speak to a friend, and give yourself grace when things do not go as planned. Everyone has difficult days, and practicing self-compassion is just as important as showing kindness to others.

This season, look for simple ways to spread positivity:

- Compliment someone
- Send a quick message to say hello
- Donate items you no longer need
- Volunteer a small amount of time

Even the smallest action can create a ripple effect that spreads far beyond the moment it occurs. When kindness grows, communities grow stronger — and it often starts with one small act.

JOIN THE LAKE COUNTY HOUSING COALITION

The Lake County Coalition for Housing is a collaborative network of housing advocates, service providers, nonprofit organizations, government agencies, landlords, and community members.

We come together to address housing challenges across Lake County –from homelessness prevention and affordable housing development to landlord-tenant resources and fair housing education.



What We Do:

Coordinate Community Responses to Housing

Needs

- From emergency shelter to affordable housing initiatives, we work collectively to identify and address gaps in housing services.

Provide Education & Outreach

- We offer trainings, workshops, and community forums on topics like tenant rights, landlord support, fair housing laws, homelessness prevention, and more.

Promote Resource Sharing & Networking

- Connect with agencies, service providers, and stakeholders across sectors to streamline referrals and increase housing options.

Advocate for Policy Change

- Support local and state efforts that expand housing opportunities and protect vulnerable populations.

LEASE RESET: PROS AND CONS OF RENEWING VS. MOVING

By: Michelle Brunson, Staff Attorney/ Test Coordinator



When a lease term comes to an end, many renters face the same question: should you renew your lease or move somewhere new? Both options have benefits and challenges, and the right choice often depends on your personal circumstances.

Pros of Renewing Your Lease

One of the biggest advantages of renewing a lease is stability. Staying in the same home means you already know the neighborhood, the commute, and the property itself. Renewing also saves time and money. Moving can involve costs such as deposits, application fees, moving trucks, and utility transfers.

Another benefit is convenience. Packing, transporting belongings, and settling into a new place can be stressful and time-consuming. If you are satisfied with your current housing situation, renewing may be the easiest option.

Cons of Renewing Your Lease

However, renewing may mean missing out on new opportunities. Rent prices, amenities, or locations at other properties might better suit your current needs. If your lifestyle or job situation has changed, your current home may no longer be the best fit.

There may also be potential rent increases at renewal, depending on the lease terms and market conditions.

Pros of Moving

Moving allows you to explore new neighborhoods, upgrade to a different type of housing, or find a place that better matches your budget or lifestyle. It can also be an opportunity to find improved amenities, more space, or a shorter commute.

Cons of Moving

On the other hand, moving comes with expenses and uncertainty. In addition to moving costs, it can take time to adjust to a new area, new neighbors, and a new property.

Before deciding, review your lease renewal offer, consider your budget, and think about what you want most in your housing situation. Taking the time to weigh the pros and cons can help you make the best decision for the year ahead.



Can a Landlord Ask That?

By: Hollie Rondini, Assistant Director

When you apply for housing, it can feel like every detail of your life is up for review. While landlords do have the right to screen applicants, there are clear legal limits. Some questions cross the line under federal fair housing law.

The Fair Housing Act makes it illegal to discriminate in housing based on race, color, national origin, religion, sex (including sexual orientation and gender identity), disability, or familial status (families with children under 18 or someone who is pregnant). Housing decisions must be based on qualifications — not personal characteristics.

That means certain questions should never influence whether someone is approved or denied.

For example, a landlord should not ask:

- “Where are you originally from?”
- “What country were your parents born in?”
- “What religion do you practice?”
- “Are you married?”
- “Do you have children?” or “Are you planning to?”
- “Do you have a disability?” or “What medical condition do you have?”

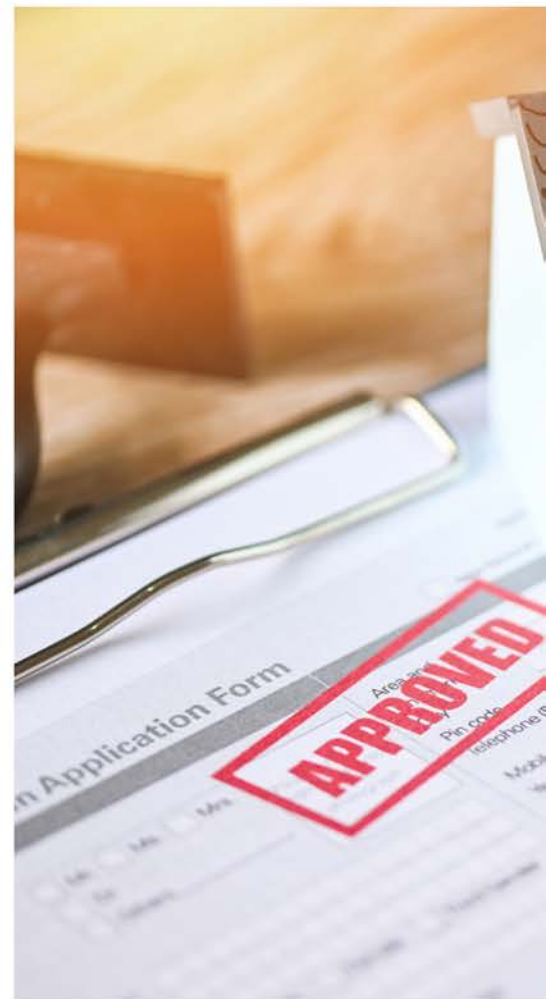
Even casual conversation can raise concerns if the information relates to a protected class and is used in making a decision.

Landlords also cannot “steer” applicants by suggesting, “This building isn’t good for kids,” or “You’d be more comfortable in another neighborhood.” Such statements may signal unlawful discrimination.

So what can landlords ask? They may request proof of income, rental history, references, credit information, and conduct background checks — as long as the same standards are applied consistently to everyone. Consistency is critical. Screening criteria cannot change based on who is applying.

If a question feels inappropriate, trust your instincts. Write down what was said, when it happened, and who was involved. Fair housing violations are not always obvious, but the law protects your right to equal treatment.

Finding housing is stressful enough. The screening process should be fair, equal, and focused on your qualifications — nothing more.



LAKETRAN SENIORS ON
THE GO / DIALARIDE /
REDUCED FARE TRANSIT

Did you know Laketrans offers free or reduced fare door to door transit to seniors (60+) and people with disabilities? Their "Seniors on the Go" program offers rides to grocery stores, doctors, pharmacies, and senior centers — a big help for those who no longer drive.

Phone: 440-354-6100

LAKE COUNTY VOLUNTEER
NETWORK

Did you know there's a volunteer program for residents age 55+ who want to give back or get connected to community services? The volunteer network helps match seniors with local needs and can be a great way to remain active, engaged, and involved.

Phone: 440-350-5360

LIFELINE OFFERS FREE TAX
PREPARATION

Lifeline offers free tax preparation help through the Volunteer Income Tax Assistance Program. Eligible residents (low to moderate income, elderly or disabled) can get help filing federal and state taxes at no charge — no need to pay for costly tax preparation services. Clinics are held at multiple locations including Painesville, Perry, and Wickliffe.

Phone to schedule: 440-639-4420



DID YOU KNOW.....?



By: Dana Pristchau, Housing Counselor

GEAUGA COUNTY JOB &
FAMILY SERVICES (JFS)

Did you know JFS provides basic needs services including food or emergency assistance, help with childcare, and access to public assistance for qualified residents? JFS is a great resource for families or individuals needing short-term support.

Phone: 440-285-9141

GEAUGA HUNGER TASK FORCE

Did you know the Hunger Task Force helps individuals and families who need access to food support in Geauga County? Especially helpful for seniors, children, and low-income households.

Phone: 440-285-2261

FAMILY PRIDE OF
NORTHEAST OHIO SENIOR
& COMMUNITY SUPPORT

Did you know Family Pride offers services to help seniors and families with mental health support, community connections, and assistance with accessing medical care or needed services across Ashtabula, Lake, and Geauga counties.

Phone: 440-286-1553





Be Prepared: Emergency Tips for Storm Season

By: Michelle Brunson, Staff Attorney/ Test Coordinator



Strong windstorms and sudden power outages can happen at any time, especially during the warmer months. Taking a few steps ahead of time can help keep you and your household safe when severe weather strikes.

Start by creating a basic emergency kit. Experts recommend keeping items such as bottled water, non-perishable food, a flashlight, extra batteries, and a battery-powered phone charger in an easy-to-access location. A small first aid kit and necessary medications are also important to have on hand in case stores or pharmacies are temporarily closed.

It's also helpful to plan ahead for power outages. Keep flashlights in several rooms of your home so you are not searching in the dark. Avoid using candles if possible, as they can create a fire risk. If you rely on electronic devices, consider keeping a portable power bank charged for emergencies.

During high wind events, secure outdoor items such as patio furniture, trash cans, or decorations that could be blown around and cause damage. If severe winds are expected, stay indoors and away from windows until conditions improve.

Make sure you know where to find important information during an emergency. Keep a list of important phone numbers, including utility companies and local emergency services. Having a battery-powered radio or a weather app on your phone can help you stay informed if the power goes out.

Finally, check on neighbors who may need assistance, such as older adults or individuals with mobility challenges.

Preparing before a storm arrives can make a stressful situation much easier to manage. A little planning today can help protect your household and give you peace of mind when severe weather rolls through.

JOIN THE GEAUGA COUNTY HOUSING COALITION



The Geauga County Housing Coalition brings together organizations, businesses, and individuals committed to creating housing opportunities and improving resources in our community.

WHY GET INVOLVED?

- ✓ **Stay Updated** – Learn about the latest housing programs and initiatives.
- ✓ **Build Connections** – Network with community leaders and housing professionals.
- ✓ **Collaborate & Innovate** – Help shape policies and solutions for housing challenges.

WHAT WE DO

- Meetings Every Other Month** – Discuss housing concerns & solutions.
- A Strong, Supportive Network** – Work alongside passionate advocates.
- Share & Learn** – Contribute ideas and gain valuable insights.



Gauga County Housing Coalition



TAKE THE NEXT STEP!

Your involvement can make a real impact! Join us to be part of the conversation and the solution.

CONTACT US ➤

Membership Coordinator: Carol Coggins, Siracki
Email: realtorcarolcoggins@gmail.com

Dear Housing Hollie,

My landlord keeps coming into my apartment without telling me first. Sometimes they say they were "just checking something." Don't they have to give notice before entering?

Warm Regards,
Wanting My Privacy

Housing



Dear Wanting My Privacy,

In Ohio, yes – landlords must provide reasonable notice before entering a rental unit.

Landlord-tenant laws generally require:

- Advance notice (often 24 hours)
- Entry during reasonable hours
- A legitimate reason, such as repairs, inspections, or showing the unit to prospective renters

The big exception is true emergencies – like a fire, burst pipe, or active water leak – where immediate entry may be necessary to prevent damage or danger.

A landlord cannot enter simply because they "feel like it," nor can they use frequent entry to harass or intimidate a tenant.

If this is happening:

1. Review your lease agreement
2. Put your concerns in writing.
3. Keep records of dates and times of unauthorized entries.

If it continues, you may want to contact our office. Your home is your private space – even if you don't own it.

Sincerely,

Housing Hollie

Dear Housing Hollie,

Now that the snow is gone, I've noticed water damage and mold in my rental from winter leaks. My landlord says it's "just cosmetic." Are they responsible for fixing it?

Sincerely,

Ready for Repairs

Dear Ready for Repairs,

Spring thaw often reveals winter problems – and landlords can't ignore them.

Landlords are required to maintain rental properties in safe and habitable condition. That includes:

- Fixing leaks
- Addressing water damage
- Repairing structural issues
- Handling mold problems that affect health or safety

While minor cosmetic issues (like small paint cracks) might not violate the law, water damage and mold can quickly become health concerns – especially if they impact walls, ceilings, or air quality.

Here's what to do:

1. Notify your landlord in writing right away.
2. Document everything with photos and dates.
3. Allow a reasonable time for repairs.
4. If nothing happens, contact local code enforcement or our office to learn your options.

Spring is for fresh starts – not lingering damage from last winter.

Sincerely,



Housing Hollie

Hollie





MOVING SEASON MYTHS

By: Hollie Rondini, Assistant Director

Spring is peak moving season in Ohio, and with it comes confusion about deposits, notice requirements, and cleaning responsibilities. Let's clear up three common myths under Ohio landlord-tenant law.

Myth #1: A landlord can keep your deposit for normal wear and tear.

Not true. Under Ohio Revised Code 5321.16, a landlord may withhold money from a security deposit only for unpaid rent or damages beyond normal wear and tear. Normal wear and tear includes things like faded paint, minor scuff marks, or light carpet wear from everyday living. It does not include large wall holes, broken fixtures, pet damage, or excessive filth.

If any portion of the deposit is withheld, the landlord must provide an itemized list of deductions within 30 days after you move out and return possession of the unit. Tenants must provide a forwarding address to receive it. If a landlord wrongfully withholds a deposit, a tenant may be entitled to recover double the amount wrongfully withheld, plus attorney fees.

Myth #2: You don't have to give notice if your lease is ending.

It depends. For a fixed-term lease (such as a one-year lease), the agreement usually ends on the date stated in the lease — unless the lease requires advance written notice or automatically converts to month-to-month. Always read your lease carefully.

For month-to-month tenancies, Ohio Revised Code 5321.17 requires at least 30 days' notice before the next rental due date. If rent is due on the first of the month, notice must be given at least 30 days before the next rental period begins.

Myth #3: You must professionally clean carpets when you move out.

Ohio law does not automatically require professional carpet cleaning. A tenant must return the property in substantially the same condition as move-in, minus normal wear and tear. If the lease specifically requires professional cleaning and the clause is clear and reasonable, it may be enforceable. However, landlords cannot charge tenants for replacing carpet due to ordinary wear.

Before turning in your keys, document the unit's condition with photos, provide a forwarding address, and keep copies of all communication. A little preparation can prevent costly misunderstandings.



THE ASHTABULA COUNTY

HOUSING COALITION

Who are we?

The Ashtabula County Housing Coalition is a network of agencies, organizations, and businesses dedicated to improving housing opportunities in Ashtabula County.

Why Join?



Stay Informed – Get updates on local housing initiatives, programs, and services.



Network & Collaborate – Connect with industry professionals, community leaders, and housing advocates.



Be a Voice for Change – Share your insights and contribute to innovative housing solutions.

Join Us Today!

Your involvement strengthens our mission. Whether you're an expert, advocate, or concerned citizen, your voice matters!

Contact Us

For more information reach out to Alice Harden at aliceh@doyccac.org



Contact us for
More information

Fair Housing Resource Center

1100 Mentor Avenue
Painesville, Ohio 44077

P:(440)392-0147

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Email: Info@FHRC.org

Visit us: www.FHRC.org



STOP LOOKING
FOR HAPPINESS
IN THE SAME
PLACE YOU
LOST IT.

