

TENANTS RIGHTS & RESPONSIBILITIES

City of Cleveland Heights
April 2025

PURPOSE

This pamphlet ensures tenants and landlords understand their rights, responsibilities, and legal remedies in promoting fairness, safe housing, and stability in our community.

LANDLORD REQUIREMENTS

Landlords play a critical role in maintaining safe and fair rental housing. They are responsible for providing tenants with essential information, maintaining habitable conditions, and following legal procedures regarding leases, repairs, and evictions.



By July 1, 2025: Landlords must provide this pamphlet to tenants.



After July 1, 2025: Landlords must provide this pamphlet with all new and renewal lease agreements.



Oral Lease Agreements: Landlord must supply pamphlet before or within one month of signed agreement.



Format: Paper copy if the lease is on paper; electronic copy if the lease is digital.

BEFORE YOU RENT

Finding a rental home is a significant decision. Before signing a lease, it's important to understand your rights as a tenant and your responsibilities. Ensuring you are well-informed will help you secure fair housing and avoid future disputes.

YOUR RIGHTS



FAIR HOUSING

You cannot be denied housing based on race, national origin, religion, sex (including sexual orientation and gender identity), family status, ancestry, military status, disability, or income source.



LEASE

You have the right to view, review, and receive a copy of your signed lease, as well as know the landlord's contact information, before and after you sign a lease.



LEAD SAFETY

If renting a pre-1978 unit, the landlord must provide a "lead-safe" certification and the EPA's "Protect Your Family from Lead in Your Home" pamphlet.

YOUR RESPONSIBILITIES



Provide truthful information on your rental application.

WHILE YOU RENT

Once you move in, your rights and responsibilities continue. As a tenant, you are entitled to a safe, habitable, and private living space—and you also have responsibilities to maintain the property, respect neighbors, and uphold your lease agreement. Understanding these expectations helps foster a fair and respectful rental experience for everyone involved.

YOUR RIGHTS



FAIR HOUSING

Protection against discrimination continues.



SAFE & HABITABLE CONDITIONS

- Your unit must meet all health and safety codes, and you have the right to report concerns about the condition of your unit or building.
- Landlords must make necessary repairs.
- Common areas must be maintained.
- Essential utilities must be provided unless you are responsible for payments.
- You can request repairs in writing and deposit rent with the Cleveland Heights Municipal Court if repairs are not made.



PRIVACY

Landlords must provide 24-hour notice before entering, except in emergencies.



NOTICE REQUIREMENTS

- **Lease Termination:** 30-day notice for month-to-month leases.
- **Eviction Notice:** At least three days before filing an eviction.
- **Court Eviction:** You cannot be removed unless ordered by a court.



RENT & PAY-TO-STAY

- Must receive a signed receipt for rent (unless paid by check).
- Late fees are capped at the greater of \$25 or 5% of rent.
- You can prevent eviction by paying all past-due rent, late fees, and court costs before a judgment is issued.

YOUR RESPONSIBILITIES

As a tenant, you and your guests are expected to help maintain a safe and respectful living environment. The following responsibilities apply while you live in your rental unit:



HEALTH & SAFETY

- Keep your unit safe and sanitary.
- Use all utilities and appliances properly.



NEIGHBOR RELATIONS

- Respect neighbors' peaceful enjoyment of their homes.



ACCESS & REPAIRS

- Allow your landlord access for repairs and inspections (with proper notice).



LEGAL & LEASE COMPLIANCE

- Avoid illegal drug activity on the premises.
- Follow all lease terms, including timely rent payments.
- If repairs are needed, continue paying rent directly or deposit it with the Cleveland Heights Municipal Court.
- Provide 30 days' notice before ending a month-to-month lease.

AFTER YOU RENT

Leaving a rental property doesn't end your rights or responsibilities. Understanding what you're entitled to—and what's expected of you—can help ensure a smooth transition, avoid disputes, and protect your security deposit.



YOUR RIGHTS

Security Deposit: Your deposit must be returned minus any lawful deductions, and if it was greater than one month's rent, you are entitled to 5% interest.



YOUR RESPONSIBILITIES

Leave the unit in good condition, except for normal wear and tear.



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TENANT INFO LINE: **216-861-5955**



