

NOTICE OF LANDLORD'S BREACH OF OBLIGATION

THIS NOTICE IS TO INFORM YOU THAT AS OWNER/AGENT OF THE DWELLING UNIT LOCATED AT _____ YOU HAVE BREACHED YOUR OBLIGATIONS UNDER SECTION 5321.04 OF THE OHIO REVISED CODE AND OUR RENTAL AGREEMENT.

THE FOLLOWING CONDITIONS MUST BE CORRECTED:

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

IF THE NECESSARY STEPS ARE NOT TAKEN TO CORRECT THE ABOVE CONDITIONS BY _____, 20_____, I THE TENANT AT THE ABOVE ADDRESS, WILL DEPOSIT MY RENT MONEY WITH THE CLERK OF MUNICIPAL COURT UNTIL THE CONDITIONS ARE CORRECTED OR TERMINATION OF MY RENTAL AGREEMENT. SECTION 5321.07 OF THE OHIO REVISED CODE AUTHORIZES SUCH ACTION BY TENANTS WHEN AN OWNER/AGENT OF A DWELLING UNIT DOES NOT MEET THE OBLIGATIONS UNDER SECTION 5321.04 OF THE OHIO REVISED CODE. THESE OBLIGATIONS INCLUDE COMPLIANCE WITH THE HOUSING AND HEALTH CODES WHICH MATERIALLY AFFECT HEALTH AND SAFETY AND MAINTENANCE OF ALL FACILITIES AND SERVICES WHICH WERE PROVIDED AT THE RENTED PREMISES WHEN I TOOK THE DWELLING UNIT.

TENANT

WITNESS

DATE