



## Tenant and Landlord Responsibilities

### Quick Reference Guide

### ***Property Maintenance Conditions at Leased Properties***

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The owner of a structure shall provide and maintain mechanical, electrical, and plumbing facilities and equipment in compliance with the requirements of the code. A person shall not occupy as owner-occupant or permit another person to occupy any premises not in compliance with mechanical, electrical, and plumbing requirements outlined in chapter 1326 of the code. Structures not meeting these requirements may be condemned and posted as unfit for human habitation.

The following items shall be reviewed on a regular basis and addressed as needed:

#### **Walls and Ceilings**

- A. *Walls and ceilings shall have clean surfaces.*
- B. *There shall be no chipping, peeling, or flaking paint.*
- C. *There shall be no deteriorating or falling plaster.*
- D. *There shall be no cracks or holes.*

#### **Public Hallways and Stairways**

- A. *Public hallways and stairways shall be well lit with no broken fixtures*
- B. *Approved smoke detectors shall be installed.*
- C. *Public hallways and stairways shall be clear of trash, debris, and obstructions.*
- D. *All egress doors in public hallways and stairways must be openable from inside.*
- E. *Stair treads, risers, handrails, and railings shall be sound and in good repair.*

#### **Rubbish, Garbage, and Infestation**

- A. *There shall be no accumulation of trash, rubbish, or debris.*
- B. *Trash receptacles shall be tightly covered.*
- C. *There shall be no holes in floors or floorboards.*

#### **Plumbing**

- A. *Plumbing lines and fixtures shall be properly installed.*
- B. *Kitchens and baths shall have hot and cold running water.*
- C. *Every dwelling unit shall have all required bathroom fixtures (toilet, sink, tub or shower).*
- D. *Kitchen sinks shall be properly installed and functioning.*
- E. *Drain lines and vents shall be unobstructed.*
- F. *Water lines shall be free of leaks and defects.*

#### **Mechanical**

- A. *All mechanical equipment shall be properly installed and in good working condition.*
- B. *Heating facilities shall be capable of maintaining 68 degrees Fahrenheit in winter months.*
- C. *Cooking and heating devices shall be free from leaks.*
- D. *Only approved chimneys or vents for fuel-burning equipment shall be used.*
- E. *Water heating facilities shall be properly installed and maintained.*
- F. *Water heaters shall heat to a minimum of 110 degrees Fahrenheit at sinks, tubs, and showers.*



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**Electrical Components**

- A. *Each unit shall have adequate main electric service.*
- B. *Fusing shall be properly installed and accessible.*
- C. *Wiring shall be properly installed.*
- D. *There shall be no bare wiring or broken fixtures.*
- E. *There shall be sufficient electrical outlets.*
- F. *Kitchens and baths shall have grounded outlets.*
- G. *Toilets, halls, kitchens, and baths shall have at least one working light fixture.*
- H. *There shall be approved smoke detectors as required throughout each unit.*

***Note: This guide is not an exhaustive list of all applicable standards in Kettering Codified Ordinances and other applicable laws that may impact property maintenance in the City of Kettering. This document is meant to serve as a general guide for residents.***

***If there are any questions regarding this information, please contact Kettering's Planning & Development Department by phone at 937-296-2441 or by email at [kettpond@ketteringoh.org](mailto:kettpond@ketteringoh.org).***

## ***Tenant and Landlord Responsibilities***

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The Ohio Landlord-Tenant Act of 1974 sets out minimum rights and duties of both landlords and tenants.

### **Tenant's Responsibilities**

- Do not vandalize property.
- Keep entire dwelling unit in a safe and sanitary condition.
- Comply with all applicable housing, health, and safety codes.
- Use all utilities, appliances, and fixtures in a clean and sanitary manner.
- Keep all appliances and plumbing fixtures as clean as their condition permits.
- Keep plumbing lines unobstructed.
- Do not accumulate trash within the dwelling unit.
- Properly dispose of trash and rubbish.
- Use provided dumpsters and trash containers properly.
- Keep exits and stairways unobstructed.
- Except for one and two-family dwellings, do not store charcoal or gas grills within 10 feet of combustible construction, including combustible balconies.
- Promptly notify owner(s) in writing when repairs are needed.
- Provide access to owner for needed repairs within a reasonable timeframe.
- Comply with State and Municipal drug laws regarding premises and require household members and guests to do likewise.
- Do not act in a manner that will disturb any neighbor's peaceful enjoyment of the premises and require household members and guests to do likewise.

### **Landlord's Responsibilities**

- Make sure property meets all building code requirements before renting.
- Comply with all applicable housing, health, and safety codes.
- Perform as necessary to keep premises fit and habitable.
- Provide cold and hot running water as required unless supplied by an installation under exclusive control of the tenant direct from a public utility.
- Provide heat at a minimum of 68 degrees F during cold weather months unless supplied by an installation under exclusive control of the tenant direct from a public utility.
- Ensure utilities, electrical, mechanical, and plumbing fixtures are properly installed, remain properly connected, and are in good working order.
- Properly maintain all supplied or required appliances and equipment.
- Keep public or shared areas clean, well lit, and properly maintained, including stairs and handrails.
- Keep property free from infestation.
- Ensure responsible party provides containers for trash hauling services as required.
- Do not allow overcrowding.
- Make needed repairs promptly and except in emergency situations give at least 24-hours notice.
- Evict tenant when informed by law enforcement of drug activity by tenant, member of tenant's household, or tenant's guest.

Rev. 5/24