**Preventing Eviction Ohio**

For a landlord to evict a tenant in Ohio before the tenant's rental term has expired, the landlord must have legal cause (failure to pay rent, violating the lease or rental agreement, committing certain criminal offenses on the property, etc). To evict the tenant for one of these reasons, the landlord must first terminate the rental agreement or lease.

The first step in the process to terminate a rental agreement or lease to serve notice. This notice can be a 10-day notice or a 3-day notice depending on the how serious the violation was. It is important to read this notice thoroughly because it may have information in it that will tell you what you can do to remain in your unit and when you must do it.

**Options:**

1. Resolve the issue with the landlord within the timeframe of the notice. This could mean paying your rent or fixing the issue identified in the notice. Emergency rental assistance may be available to help you do this. There is more information on resources below.

1. Prepare to defend yourself from an eviction lawsuit. If you plan to defend yourself, you should seek legal advice. Please see the legal resources detailed below.

1. Voluntarily agree to leave your unit. By doing this, you are saving your landlord the cost of filing an eviction lawsuit and mutually end your lease rather than having an eviction show up on your record.

1. Stay in your unit, but that may result in losing your possessions if the landlord legally takes back the unit.

**Need help paying your rent?**

Emergency rental assistance programs in Ohio and across the nation can be found [here.](https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/find-help-with-rent-and-utilities/?utm_source=vanity&utm_medium=outreach&utm_campaign=renthelp)

These programs can provide a variety of services which may include rental/mortgage assistance, food, utility assistance, water/sewer payments, employment training/placement, other financial assistance, and temporary shelter.

Please note that in Ohio, the majority of funding for these programs was distributed through local Community Action Agencies or CAA’s. To find your local CAA in Ohio, please go to <https://oacaa.org/>.

Additional emergency rental and mortgage resources may be available through the [Ohio Housing Finance Agency](https://ohiohome.org/) and your local City or County unit of government.

**Need Legal Resources and Advice?**

Ohio Legal Aid resources can be found at: <https://www.ohiolegalhelp.org/>

The [Ohio Attorney General](https://www.ohioattorneygeneral.gov/About-AG/Contact) can provide informal guidance on various housing issues including eviction.

The Coalition on Homelessness and Housing for Ohio (COHHIO) operates a Housing Information Line which can provide advice on a variety of housing issues including landlord-tenant law, the Fair Housing Act, tenant organization and affordable housing preservation. If you are seeking advice on how to deal with a specific issue, email COHHIO at: [rentinfo@cohhio.org](mailto:rentinfo@cohhio.org) or call the Housing Information Line at 1-888-485-7999.

**Do you think you are being discriminated against?**

If you think you are the victim of discrimination you can call HUD’s office of Fair Housing and Equal Opportunity at 1-800-765-9372 to speak to an Intake Specialist at the Chicago Regional Office. You may also contact the [Ohio Civil Rights Commission](https://crc.ohio.gov/) to speak to someone locally.

More information about illegal discrimination in housing can be found [here](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview).