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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
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Office

H.B. 553
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsors: Reps. Mohamed and Upchurch

Austin C. Strohacker, Attorney

SUMMARY

- Requires a landlord to notify a tenant of rent default and to offer to negotiate a payment plan to recover defaulted amounts prior to commencing an eviction action.

DETAILED ANALYSIS

The bill requires a landlord to notify a tenant of a default in the payment of rent, and the amount the tenant is in default, no later than 60 days after the default occurs. If the landlord fails to provide notice within the 60-day period, the landlord may not commence a forcible entry and detainer action to remove the tenant from the residential premises (eviction action) until the landlord provides the required notice, offers to negotiate a payment plan with the tenant to recover the amount the tenant is in default, and at least 90 days have passed since the day the late notice was provided.¹

If the landlord and tenant agree upon a payment plan, the landlord may not commence an eviction action against the tenant unless the tenant fails to comply with the terms of the agreement. If the landlord and tenant do not agree upon a payment plan, the landlord may commence an eviction action against the tenant if more than 90 days have elapsed from the date the required notice was sent.²

¹ R.C. 5321.04(A)(11) and 5321.041; R.C. Chapter 1923, not in the bill.

² R.C. 5321.042.

HISTORY

Action	Date
Introduced	10-28-25
