

**As Introduced**

**136th General Assembly  
Regular Session  
2025-2026**

**H. R. No. 427**

**Representatives White, E., Cockley  
Cosponsors: Representatives Brownlee, Synenberg**

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**A R E S O L U T I O N**

To express the intention of the Ohio House of 1  
Representatives to affirm an Ohio Tenants' Bill of 2  
Rights that mirrors core protections in state law. 3

**BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES OF THE STATE OF  
OHIO:**

WHEREAS, Ohio law protects tenants from unfair treatment 4  
and ensures that their rights as tenants are not vulnerable to 5  
unjust actions; and 6

WHEREAS, The Ohio House of Representatives finds it 7  
necessary to restate the protections found in the Ohio Revised 8  
Code in clear, easily accessible language affirming the State's 9  
commitment to fair housing; now therefore be it 10

RESOLVED, That we, the members of the House of 11  
Representatives of the 136th General Assembly of the State of 12  
Ohio, acknowledge and support the following rights of tenants in 13  
the State of Ohio: 14

The Right to a Fair Application 15

Prospective tenants are to be evaluated only by information 16  
directly relevant to their ability to meet their obligations as 17  
tenants, ensuring that applications are free from intentional 18

discrimination.	19
The Right to a Fair Lease	20
Rental agreements must clearly define the rights and duties	21
of the landlord and tenant and must exclude terms that are	22
unconscionable, deceptive, or otherwise prohibited by law.	23
The Right to Freedom from Discrimination and Harassment	24
Tenants are supported by the enforcement of federal fair	25
housing laws and they are protected from unlawful	26
discrimination, harassment, and invasion of privacy and have the	27
right to the quiet use and enjoyment of their homes.	28
The Right to Habitable Homes	29
Landlords must fulfill their legal duty to provide and	30
maintain safe, habitable, and functional premises, which	31
includes meeting necessary health and safety standards and	32
responding to repair requests within a reasonable time frame.	33
The Right to Reasonable Rent and Costs	34
Rent and other charges or costs must be clearly disclosed,	35
reasonable, and nonexploitative, and tenants are protected from	36
financial burdens caused by excessive rent increases or hidden	37
fees.	38
The Right to Organize	39
Tenants are free to communicate and organize to address	40
housing concerns without fear of retaliation, including eviction	41
by landlords, owners, and property managers.	42
The Right to Safeguards Against Eviction	43
Tenants should be guaranteed a basic level of due process	44
in eviction proceedings and protected from illegal evictions or	45
removals without good cause; and be it further	46
RESOLVED, That the Clerk of the House of Representatives	47

transmit duly authenticated copies of this resolution to the  
news media of Ohio.

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