As Introduced

136th General Assembly
Regular Session **H. R. No. 427**
2025-2026

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

A R E S O L U T I O N

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

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

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

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

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

The Right to a Fair Application

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

discrimination.

The Right to a Fair Lease

Rental agreements must clearly define the rights and duties of the landlord and tenant and must exclude terms that are unconscionable, deceptive, or otherwise prohibited by law.

The Right to Freedom from Discrimination and Harassment

Tenants are supported by the enforcement of federal fair housing laws and they are protected from unlawful discrimination, harassment, and invasion of privacy and have the right to the quiet use and enjoyment of their homes.

The Right to Habitable Homes

Landlords must fulfill their legal duty to provide and maintain safe, habitable, and functional premises, which includes meeting necessary health and safety standards and responding to repair requests within a reasonable time frame.

The Right to Reasonable Rent and Costs

Rent and other charges or costs must be clearly disclosed, reasonable, and nonexploitative, and tenants are protected from financial burdens caused by excessive rent increases or hidden fees.

The Right to Organize

Tenants are free to communicate and organize to address housing concerns without fear of retaliation, including eviction by landlords, owners, and property managers.

The Right to Safeguards Against Eviction

Tenants should be guaranteed a basic level of due process in eviction proceedings and protected from illegal evictions or removals without good cause; and be it further

RESOLVED, That the Clerk of the House of Representatives

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