

30 Day Notice to Remedy Conditions

To: _____(Tenant)and all other occupants

You are hereby notified that _____(Landlord) wants you
on or before _____ (dated 30 days from date of service upon tenant) to
remedy the following conditions existing at the premises: (check all that apply):

_____ Failure to keep the premises safe and sanitary;

_____ Failure to dispose of all rubbish, garbage, and other waste in a clean, safe, and
sanitary manner;

_____ Failure to keep all plumbing fixtures in the dwelling unit as clean as their condition
permits;

_____ Failure to use and operate all electrical and plumbing fixtures properly;

_____ Failure to comply with the requirements imposed on tenants by all applicable state
and local housing, health, and safety codes;

_____ Failure to personally refrain and forbid any other person who is on the premises
with his permission from intentionally or negligently destroying, defacing, damaging, or
removing any fixture, appliance, or other part of the premises;

_____ Failure to maintain in good working order and condition any range, refrigerator,
washer, dryer, dishwasher, or other appliances supplied by the landlord and required to be
maintained by the tenant under the terms and conditions of a written rental agreement;

_____ Failure to conduct himself and require other persons on the premises with his
consent to conduct themselves in a manner that will not disturb his neighbors' peaceful
enjoyment of the premises;

_____ Failure to conduct himself, and require persons in his household and persons on the
premises with his consent to conduct themselves, in connection with the premises so as
not to violate the prohibitions contained in Chapters 2925. and 3719. of the Revised
Code, or in municipal ordinances that are substantially similar to any section in either of
those chapters, which relate to controlled substances.

_____ Failure to reasonably give consent for the landlord to enter into the dwelling unit in
order to inspect the premises, make ordinary, necessary, or agreed repairs, decorations,
alterations, or improvements, deliver parcels that are too large for the tenant's mail

facilities, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.

Details of the problem and what needs to be done: _____

Landlord

Date