

# 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

