Ohio Rent Increase Notice

Existing month-to-month residential tenancy

Fill out online

Notice and rental home

Notice date

Tenant names

Street address and unit

City, state, ZIP

Monthly rent change

Current monthly rent (USD)

New monthly rent (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent will change from the current amount to the new amount. All other rental agreement terms remain unchanged. This notice does not terminate the tenancy or demand possession.

Payment and explanation

Payment instructions

Explanation (optional)

Landlord or authorized agent

Name

Email / phone

Mailing address

Landlord / agent signature

Keep a copy and record delivery.

Fill out online

Scan to open the Ohio notice online.

Ohio Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Print only the pages you need
Print page 1 for the notice. Print pages 2-3 for this guide.

For an existing private residential tenancy. Fixed-term changes, assisted housing, mobile-home spaces and required local forms need a separate review. This guide explains selected rules; it is not a coverage determination or legal advice for a particular property.

Adequate notice and the existing lease both matter

The Ohio Supreme Court's landlord-tenant guidance describes adequate notice, usually 30 days, for rent changes outside a fixed rent term. Check the actual agreement and its notice provisions. The online tool uses at least 30 days and a future full rental cycle; it does not authorize rewriting an unexpired fixed lease.

Establish whether the lease has renewed, expired into a periodic arrangement or still fixes rent for a stated term. Monthly payments alone do not answer that question. Keep the lease and any renewal correspondence together.

[1] Ohio Supreme Court - landlord-tenant guidance, p.94

Set a date you can support

Choose the first higher payment only after confirming the required notice, rental period and delivery method. Preserve when the tenant actually received the document. If the lease promises 60 days, do not rely on a general 30-day guideline to shorten it.

For a rent-restricted or assisted unit, obtain the program's rent instructions and approvals. The ordinary notice is not a substitute for those rules. Likewise, changing included utilities or mandatory charges needs clear terms beyond a base-rent number.

[1] Ohio Supreme Court - landlord-tenant guidance, p.94

Example: the portal is not the notice

A landlord updates the online payment amount from $1,200 to $1,260, but the tenant's written notice still lists the old effective date. The 5% increase calculation does not fix the inconsistent documents. Resolve the permitted start date, give the correct written terms and then make the payment system match. Avoid requiring the tenant to infer a change by checking the portal.

[1] Ohio Supreme Court - landlord-tenant guidance, p.94

Fill out online

Scan to return to the Ohio notice.

Read the full guide and official sources online

Keep a reviewable record

Retain the agreement, proposed amount, reason for the change, signed notice and delivery evidence. Give the tenant a contact for arithmetic or timing questions. Respond to maintenance matters independently of rent negotiations. If the increase is disputed, review it before treating the proposed difference as overdue. Do not combine the rent letter with a lockout threat or treat it as an eviction order; separate notice and court procedures govern possession.

[1] Ohio Supreme Court - landlord-tenant guidance, p.94