



Access to water services for tenants in Toledo, Ohio

Helpful Citations and Links to Local Laws

1. Voluntary termination of water services

Toledo Municipal Code Section [933.12](#) prohibits a landlord from terminating water services at a property where a tenant occupies the property. The landlord would need to lawfully evict the tenant before ordering the shut-off of water services. The City may, however, terminate services for nonpayment.

2. Termination for nonpayment

Toledo Municipal Code Section [933.07](#) provides that any non-owner may make payment arrangements directly with the City of Toledo to avoid a shut-off for nonpayment. The amount of the payment(s) that the City of Toledo's Department of Public Utilities may charge a non-owner cannot equal more than the amount that it would charge the owner to avoid the disconnection or cause a reconnection. The City must provide at least thirty-days notice to the property subject to the shut-off of the options available to keep the services on. The City must provide the non-owner a receipt(s) for any payment(s).

3. Billing tenants for water in single family homes

Toledo Municipal Code Section [933.06](#) provides that landlords leasing single-family homes cannot charge tenants for water services unless they provide the tenant with access to the account on a form provided by the Department of Public Utilities, and they cannot charge the tenant more than the actual bill for water services.

4. Billing tenants for water in multi-family homes

Toledo Municipal Code Section [933.06](#) provides that landlords leasing a unit in a multi-family housing complex cannot charge the tenants for water services unless they individually submeter the units, and enter an agreement with the Department of Public Utilities.

5. Landlord's duty to supply water

Ohio's Landlord-Tenant Act requires that the landlord "supply running water, reasonable amounts of hot water..." R.C. 5321.04(A)(6). Ohio's Sixth District Court of Appeal, which covers Toledo, has held that the requirement for the landlord to supply running water means that it must pay for the utility. *Griffin v. Holston*, No. L-83-261, 1983 WL 2328, at *1 (Ct. App. Lucas County. Dec. 16, 1983). This Court has interpreted the Landlord-Tenant Act to require the landlord to pay for water services, and it cannot separately bill the tenants for water under the Act. Therefore, in addition to the rules listed above, tenants may be able to enforce their rights under the Landlord-Tenant Act against a landlord that refuses to pay for water services.