



New Owners of Rental Units

When a new owner buys a rental unit, it can sometimes create confusion. Where should the tenant make rental payments? Who should the tenant communicate with to request repairs or discuss other issues? Landlords and tenants should be aware of laws that apply to these situations and consider some suggestions.

- General information
 - When a new owner purchases a property, any leases currently in effect at the property transfer to the new owner.
 - Often, confusion about new ownership can be quickly and easily resolved through discussion between the new owner and the current tenant.
 - Tenants should be careful in determining where and to whom to pay their rent.
 - Both tenants and landlords should keep written records. Tenants should keep receipts or proof of rental payments made and, if possible, to whom they were paid.
 - Tenants should ask the new owner if their security deposit was transferred with the sale of the property, as deposits do not automatically transfer under Ohio law.
- Laws that tenants and landlords should know
 - When the new landlord takes ownership of a rental property, they must promptly notify the tenants of their business address. See [R.C. 5321.18](#), which requires landlords to provide their address, for more information.
 - If a landlord fails to notify the tenant of their new address, the tenant may take certain actions without providing a written notice to the landlord. For example, if the tenant has the right to escrow their rent with a local court, the tenant may proceed with filing the rent escrow case without first providing a written notice. See [R.C. 5321.18](#), which provides this rule, for more information. Tenants interested in escrowing their rent, should also review [R.C. 5321.07](#) to understand the requirements.
 - If the rental unit is located in the City of Toledo, and the new owner purchased the rental unit at a foreclosure sale, the new owner must provide a specific notice to the tenants that includes the new owner's name and contact information. This rule is found in [Toledo Municipal Code Chapter 1769](#).
 - Tenants have the right to escrow their rent with the local municipal court if repairs have been requested in writing and a reasonable amount of time (usually 30 days) has passed without the repairs being completed. See more information in the [Rent Escrow Guide](#).

The information provided on this page is intended for general educational purposes, not legal advice. Individuals seeking legal advice for their specific circumstance should consult directly with an attorney.