



Know Your Rights! Landlord/Tenant Issues for Manufactured Home Residents

The Division of Industrial Compliance (DIC) regularly receives landlord/tenant questions or complaints (e.g., water bills, evictions, rent increases) from manufactured home residents who live in manufactured home parks or who rent on private property. Generally, landlord/tenant matters are outside DIC's authority and not something DIC has jurisdiction to investigate. While DIC may not be able to be involved, there are statutes in the Manufactured Home Program (MHP) laws ([Chapter 4781 of the Ohio Revised Code](#)) that set forth certain rights and obligations between manufactured home park operators and park residents.

Some of those statutes are:

[R.C. 4781.36](#)

- Whistleblower protection/anti-retaliation

[R.C. 4781.37](#) and [R.C. 4781.49](#)

- Eviction rights and obligations

[R.C. 4781.38](#)

- Manufactured home park operator obligations

[R.C. 4781.40](#), [R.C. 4781.47](#), and [R.C. 4781.51](#)

- Rental agreement requirements
- Park closing notification requirements
- Requirements for when a manufactured home park operator may charge fees and increase fees
- Prohibited actions or requirements of a manufactured home park operator

[R.C. 4781.41](#)

- Remedies for residents when a manufactured home park operator has failed to comply with an obligation (e.g., rent escrow)

[R.C. 4781.50](#)

- Requirements for how manufactured home park operators must handle security deposits

Any rights or remedies afforded by the landlord/tenant statutes in the MHP laws must be pursued through private means (possibly through the legal system with the assistance of an attorney). If a manufactured home resident has any questions regarding landlord/tenant laws, whether they are within the MHP's codes or in other statutes/rules that impact landlord/tenant relationships (like Chapters [1923](#) and [5321](#) of the Ohio Revised Code), residents will need to consult a private attorney or their

local legal aid organization, as DIC cannot provide legal advice or represent residents in any type of action.

If looking for a private attorney, parties can check the lists of lawyer referral services on the Supreme Court of Ohio's [website](#) and the Ohio State Bar Association's [website](#).

Six legal aid organizations in Ohio are:

[Advocates for Basic Legal Equality/Legal Aid of Western Ohio](#) (ABLE/LAWO)

- Serving 32 Northwest and west central Ohio counties

[Community Legal Aid](#)

- Serving eight Central northeast Ohio counties

[Legal Aid Society of Cleveland](#)

- Serving five Northeast Ohio counties

[Legal Aid Society of Columbus](#)

- Serving six Central Ohio counties

[Legal Aid Society of Southwest Ohio](#)

- Serving seven Southwest Ohio counties

[Southeastern Ohio Legal Services](#)

- Serving 30 Southeast Ohio counties

DIC is not affiliated with any of the legal aid organizations and cannot answer any questions about them. Residents will need to go to the legal aid organizations' websites to find out about the organizations' eligibility requirements, coverage area, and contact information.