

# Tenant Protections

## *What Are Your Rights?*

### LAWS THAT PROTECT YOU

Below is a list of laws in **Yellow Springs** that help protect you!

- **Pay to Stay** – Under Pay to Stay, if at any time prior to your eviction hearing for non-payment of rent you, or someone else, can pay all your past due rent with reasonable late fees, the landlord must accept the tendered payment and allow you to stay. If an eviction case has already been filed, your landlord must still accept payment and allow you to stay if you, or someone else, can pay all past due rent, reasonable late fees, and court costs. (Ordinance 2021-17)
- **Late Fee Protections** – The total maximum late fee you can be charged by your landlord may not exceed the larger of (a) twenty-five dollars or (b) five percent of your monthly contract rent. (Ordinance 2021-17)
- **Rent Receipt Protections** – Your landlord must provide the tenant with a signed receipt for the security deposit and all rental payments at the time of payment, except for payments by personal check. (Ordinance 2021-17)
- **Source of Income Protection** – Your landlord cannot refuse to rent you an apartment, house, etc. because of your source of income or if you receive a housing voucher. Your landlord can also not discourage you to lease, or rent a dwelling based on your source of income or if you receive a voucher. (Ordinance 2021-18)
- **LGBTQ Protections** – You cannot be denied a housing opportunity based on your sexual orientation or gender identity. (Ordinance 75-20) (Resolution 2019-26)

Questions? Give us a call!



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