



The Village of

Golf Manor OHIO

6450 Wiehe Road • Golf Manor, OH 45237 • 513-531-7491 • www.golfmanoroh.gov

Renting Property in the Village

Welcome to the Village of Golf Manor!

Residents who choose to live in rental units in the Village are valued members of our community and we are committed to ensuring a positive and safe experience. Over 40% of housing available in the Village is rental property, which is composed of single-family homes, multi-unit homes, and apartment buildings with varying numbers of units.

There are several responsibilities to which tenants (residents) of rental properties are obligated and are required to follow.

TENANT RESPONSIBILITIES

Personal Income Tax

All residents of the Village of Golf Manor are required to register with the Golf Manor Tax Department (email to: tax@golfmanoroh.gov or call 513-531-5155) upon moving into the Village, indicating the specific date of residency. All residents, including those living in rental property (including those retired), are required to pay income tax and to file an income tax return each year, on or before April 15th, whether or not tax is due. Retired Golf Manor residents (and spouses) are not required to file a tax return provided they have registered with the Village Tax Department as “retired” and have not earned any additional taxable income during the year.

Use of Residence

Rental property tenants shall comply with all responsibilities required by applicable provisions of Village of Golf Manor municipal codes, regulations and ordinances including:

1. Keeping the premises which the tenant occupies and uses safe and sanitary including performing exterior maintenance of outdoor front, back or side yards (such mowing grass, pulling weeds, trimming bushes as required by the landlord), as required by Village of Golf Manor ordinance.
2. Proper disposal of all rubbish, garbage, and other waste in a clean, safe, and sanitary manner in compliance with the Village of Golf Manor Residential Waste Collection and Recycling ordinance and the provisions of the Village waste collection rules (521.10 – Waste Collection Rules).
3. Move in or move out garbage (furniture, boxes, toys, clothing, extra garbage bags, etc.) may not simply be left at the street. All trash must fit into the containers provided by Rumpke. Trash that does not fit into the brown or green bins must be disposed of by the tenant in accordance with the Village Residential Waste Collection and Recycling ordinance and waste collection rules. It is the responsibility of the tenant to contract with Rumpke or other trash removal contractor at their own

expense to make arrangements to pick up trash outside of what is accommodated by Village waste collection rules.

4. Keeping all plumbing fixtures in the dwelling unit or used by tenants as clean as their condition permits.
5. Using and operating all electrical and plumbing fixtures properly.
6. Personally refraining, and forbidding any other person who is on the premises with tenant's permission, from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises.
7. Maintaining in good working order and condition any appliance (range, refrigerator, washer, dryer, dishwasher, etc.) supplied by the landlord and required to be maintained by the tenant under the terms and conditions of a written rental agreement.
8. Ensuring enjoyment for all tenants of a property and the surrounding neighbors a peaceful environment by conducting himself or herself and requiring other persons on the premises with tenant's consent to conduct themselves in a manner that will not disturb neighbors' peaceful enjoyment of the premises. Any objectionable noise is prohibited, especially during the hours of 10 pm and 7 am. Our police officers will make judgement based on the guidelines in the codified noise ordinance. Generally an objectionable noise that can be heard by a complainant at a distance of 100 feet from the source is prohibited.
9. Upon reasonable notice and at reasonable times giving consent for the landlord to enter into the dwelling unit in order to inspect the premises, make ordinary, necessary or agreed repairs, decorations, alterations, improvements, deliver parcels which are too large for the tenant's mail facilities, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.
10. Informing the landlord, or landlord's agent, within a reasonable time, of any conditions, whether caused by the tenant or due to normal use of the premises, which should be corrected in order to preserve the condition of the rented premises.

Any tenant who creates a condition which constitutes a violation of the standards established by the Village of Golf Manor may be cited for a violation in accordance with the penalty provisions of the Village building code, if the tenant fails to remedy the condition within a reasonable time after receiving notice of such violation from the Building Department (NIC), Fire Department, Police Department or the Board of Health.

