

Rental Life



A Renter's Guide to Living in Lima

City of Lima
Department of Community Development
Neighborhood Support Program
50 Town Square
Lima, Ohio 45801
(419) 221-5146
DCD@cityhall.lima.oh.us

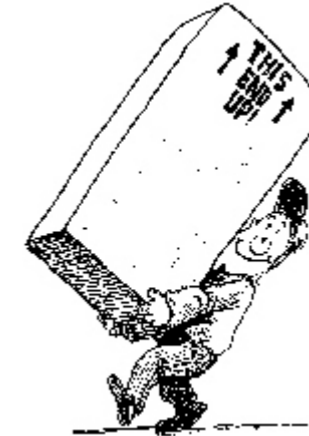
CONGRATULATIONS!

Renting your own place can be exciting. You may be on your own, with your family, or with roommates sharing the joys of more space, more freedom, and a few more responsibilities. This brochure provides some City of Lima guidelines and ordinances that will make your neighborhood life in Lima even more enjoyable.

NEIGHBORHOOD RELATIONS

Common sense makes for the best neighbors. Noise, parking, trash and property maintenance issues affect not just you, but those around you. Meet your neighbors before problems occur. Exchange names and phone numbers. Let them know you are open to communication, and they should feel free to contact you before there are problems.

Lima prides itself on having over 33 neighborhood associations. Even as a renter, you are part of your neighborhood community. Contact the Department of Community Development Neighborhood Support Program at (419) 221-5177 to get involved with local associations and their activities. It's a fun and rewarding way to meet your new neighbors!



BEFORE YOU MOVE IN

The City of Lima has a property maintenance code that requires owners and tenants to keep their homes in a safe and sanitary condition. Before you move in, check the property to make sure it meets the minimum standards. It is much easier to select another place or work with the landlord to finish repairs before you sign a lease. A property

maintenance standards checklist is available from Property Maintenance Code Enforcement at City Hall or call (419) 221-5237.

If you feel you have been discriminated against due to your race, religion, sex, handicap or family status in the sale or rental of housing, contact the Fair Housing office at LACCA (419) 227-2586.

TENANT/LANDLORD DISPUTES

Both you and your landlord have rights and responsibilities under Ohio law. Get your lease agreement in writing, and exchange phone numbers and information on who to contact if there is a problem. If you have questions or feel your rights are being violated and cannot resolve these issues with the landlord, the Lima-Allen Mediation Services may be able to assist or refer you. Call (419) 227-2586 for more information.

GRASS AND SIDEWALKS

Talk to your landlord about who will be responsible for grass cutting, snow removal and exterior areas. Grass can be no taller than 8 inches. Snow must be removed from public sidewalks within 4 hours of daylight once the snow has stopped falling. The City will issue a clean up order and charge over \$550 for cutting grass and weeds if you or your landlord don't do it.

TRASH TALK

Talk with your landlord (and your roommates) about when trash must be set out for pick up, and where trash containers should be stored. If you live in a single family home or a double, the City of Lima contracts for garbage service. If there are more than 2 dwelling units in your building, you or your landlord must provide removal services through a private contract. The City of Lima will issue a clean up order for your property and charge over \$550 if they must remove trash and debris that isn't set out properly.

If receiving City services, you will be issued roll-away containers for both general trash and recyclables. Trash must be bagged and placed in the containers for pick up at the curb no earlier than 6PM the night before your pick up day, and must be removed from the curb by 6PM the day after pick up. You will be fined if containers or trash are left out on non-pick up days. For questions about City garbage services, contact the Department of Utilities at (419) 221-5294.

FURNITURE FOLLIES

Indoor upholstered furniture, such as couches and your favorite Lazy-Boy belong in the living room, not on the front porch. If made for indoor use, it stays inside. If old furniture needs to be removed, it can be left at the curb on trash collection day.

NOISE NEWS

Shhh! Lima has a noise disturbance ordinance. This means unreasonably loud noise from your stereo, TV or car sound systems could mean a ticket. To keep the peace between you and the neighbors, keep the sound down so it doesn't leave your property boundary or auto interior. Silence is golden when it comes to neighborhood relations. If a party or special event is planned, watch the time and keep the tunes low. (Neighboring Nugget: Inviting the neighbors may be the easiest way to avoid noise complaints!)



CRIME PREVENTION

A few common sense precautions go a long way. Lock doors and windows on your home and auto when leaving. A porch light or other outdoor lighting near your front and back door will deter unwanted visitors. Take sound systems, packages and tools inside or lock them in your trunk. Engrave valuables with your social security number so you can identify them later. Most importantly- know your neighbors and your neighborhood. Know who you can call for help, and what may look out of place. The Lima Police Department is a community oriented policing organization with officers assigned to your area. Get to know your local officers. They want to know you too! The Lima Police Department can be reached at (419) 227-4444 or call 911 in a real emergency.

CAR CONCERNS

Shade tree mechanics beware! No major auto repairs can be made outside an approved building, and all vehicles, boats and trailers must be licensed and kept in running order. Improperly parked, inoperable and /or unlicensed vehicles will be issued a fine and towed by the City. Reclaiming your property will cost you \$550 in fines and administrative fees **plus** towing and storage charges.

Do not park in the front or side yard unless you have a paved or graveled hard surface. You must access that surface from your driveway or a curb cut - no curb jumping or driving over the sidewalk. Please be considerate of everyone's parking needs. Park at least 3 feet from the opening of a public or private driveway, and no parking is allowed in the curblawn area between the street and sidewalk. No commercial vehicles may be parked in residential areas, and no more than 2 vehicles, trailers or boats may be parked in the rear yard. "Rutting" or destroying surface areas even in backyards is not allowed.

SMOKE DETECTOR DETECTIVES

Your landlord must provide smoke detectors for all floors of your housing unit, including the basement. It's your responsibility to keep working batteries in the detector at all times. Know where they are and make sure they work. It can be a real lifesaver.

MOVING UP TO HOME OWNERSHIP

Some day you may want to buy your home. If this is your goal, start building a good credit history now by paying your rent on time, and begin saving for a downpayment. Many people buy homes in Lima with monthly mortgage payments costing no more (or even less!) than their current monthly rent. You may qualify to earn up to \$3,000 toward downpayment and closing costs by participating in First Home Lima classes. First Home Lima explains the process of buying and helps you become a successful homeowner. Call First Home Lima at (419) 221-5147 for more information.



Important City of Lima Phone Numbers

Emergency	911
Police	(419) 227-4444
Fire	(419) 221-5160
Utilities (Water/Trash Services)	(419) 221-5252
Parks/Recreation	(419) 221-5195
Property Maintenance Inspection	(419) 221-5237
Neighborhood Support	(419) 221-5177
Information & Referrals	(419) 228-6575
Tenant- Landlord Mediation Services	(419) 227-2586
Fair Housing	(419) 227-2586
First Home Lima (Becoming a Homeowner)	(419) 221-5147

Visit our City web site:
www.cityhall.lima.oh.us