



Renters Guide

Helping students make
informed off-campus living
decisions



Presented by USG

2024



Dear OSU Student,

Thank you so much for deciding to use the 2024 version of The Ohio State University Renter's Guide which is brought to you by the Undergraduate Student Government (USG)'s Student Affairs Committee! We know that the search for off-campus housing can seem overwhelming, and we hope that this guide can help you make informed decisions throughout the leasing process! This guide has data on landlords in the off campus area, which was created from a survey commissioned by USG. The survey was completed by students who lived off campus during the 2023-24 academic year. The Renter's Guide is just one of many yearly USG initiatives that we do to improve the student experience here at Ohio State; for more information about what we do, please visit our website at usg.osu.edu to learn more about your student representatives and our organization! We love student feedback: do not hesitate to reach out if you have any questions, concerns, or feedback for how USG can improve the student experience even more!

Enjoy the Renter's Guide and GO BUCKS!

Zach Arthurs and Owen Angle

Zach Arthurs
Deputy Director of Student Affairs

Owen Angle
Committee Representative, Student Affairs

& The USG Student Affairs Committee



Purpose and Methodology

The data in the following report is intended to provide useful information about the previous experiences of OSU students living in the off-campus area. This is done through surveying and evaluating the perceived level of service tenants received from the rental companies. Survey participants were asked to complete online questions relevant to their experience with their respective landlord from the previous year. We hope that you will utilize this guide to help you make an informed decision when choosing a landlord. An excellent resource for related leasing information is Willie J. Young, Sr. Off-Campus and Commuter Student Engagement, located in Room 3106 of the Ohio Union. There is a section outlining their resources at the end of this Guide. The Undergraduate Student Government Renter's Guide survey was administered to undergraduate students living in the 43201 ZIP code. The survey yielded 574 responses. The Undergraduate Student Government would like to thank everyone who responded to the survey.

Disclaimer

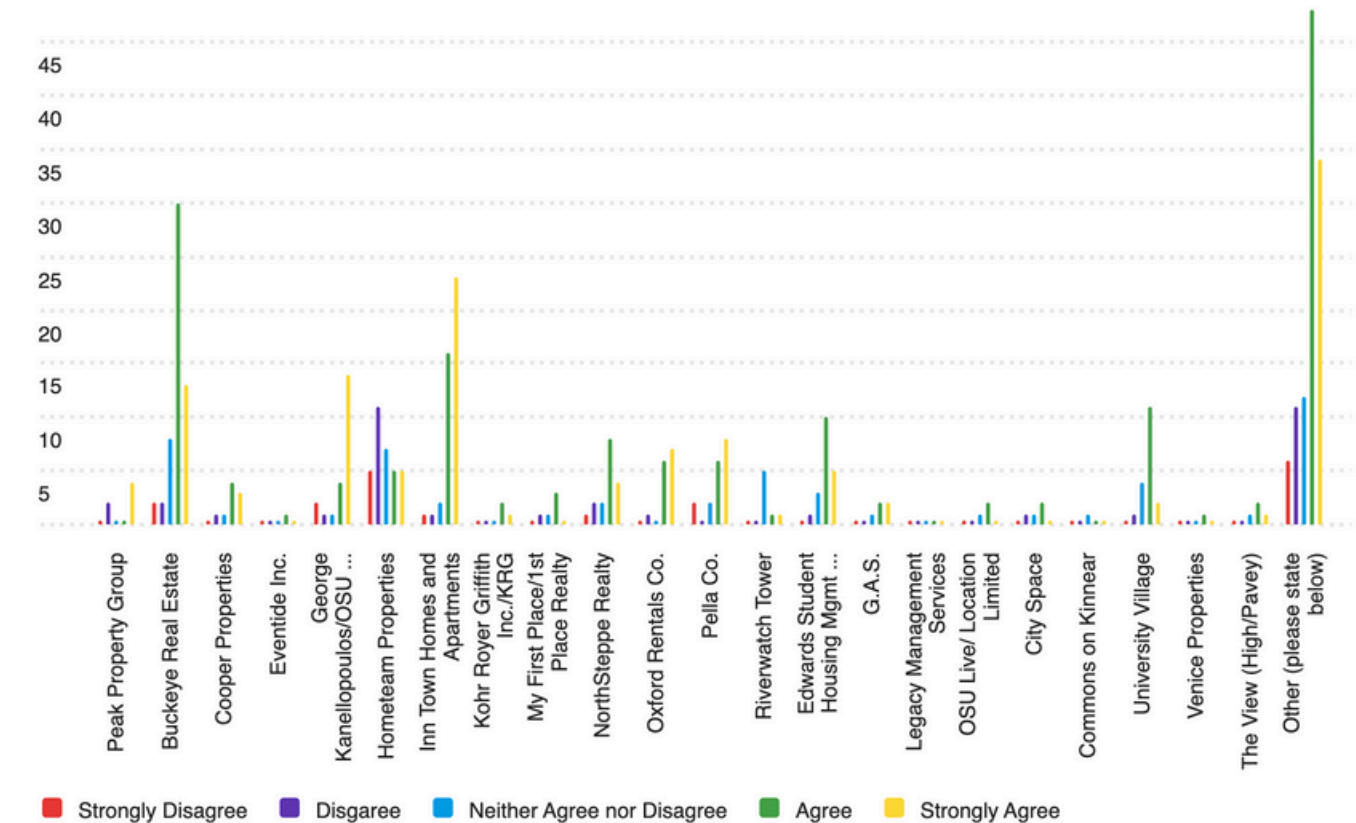
In publishing this information, neither the Undergraduate Student Government nor The Ohio State University endorse or support any company or business over any other; this survey simply provides a direct report of tenant opinions. Because the data contained in this section reflects opinions, different interpretations are possible. The above-mentioned organizations assume no responsibility for reader, tenant, or prospective tenant interpretation or reaction to the data. Nothing included in the data is intended to give legal advice. If you have any questions regarding the law or its application in a certain situation, we suggest you consult with Student Legal Services (student.legal.osu.edu) or another attorney service.

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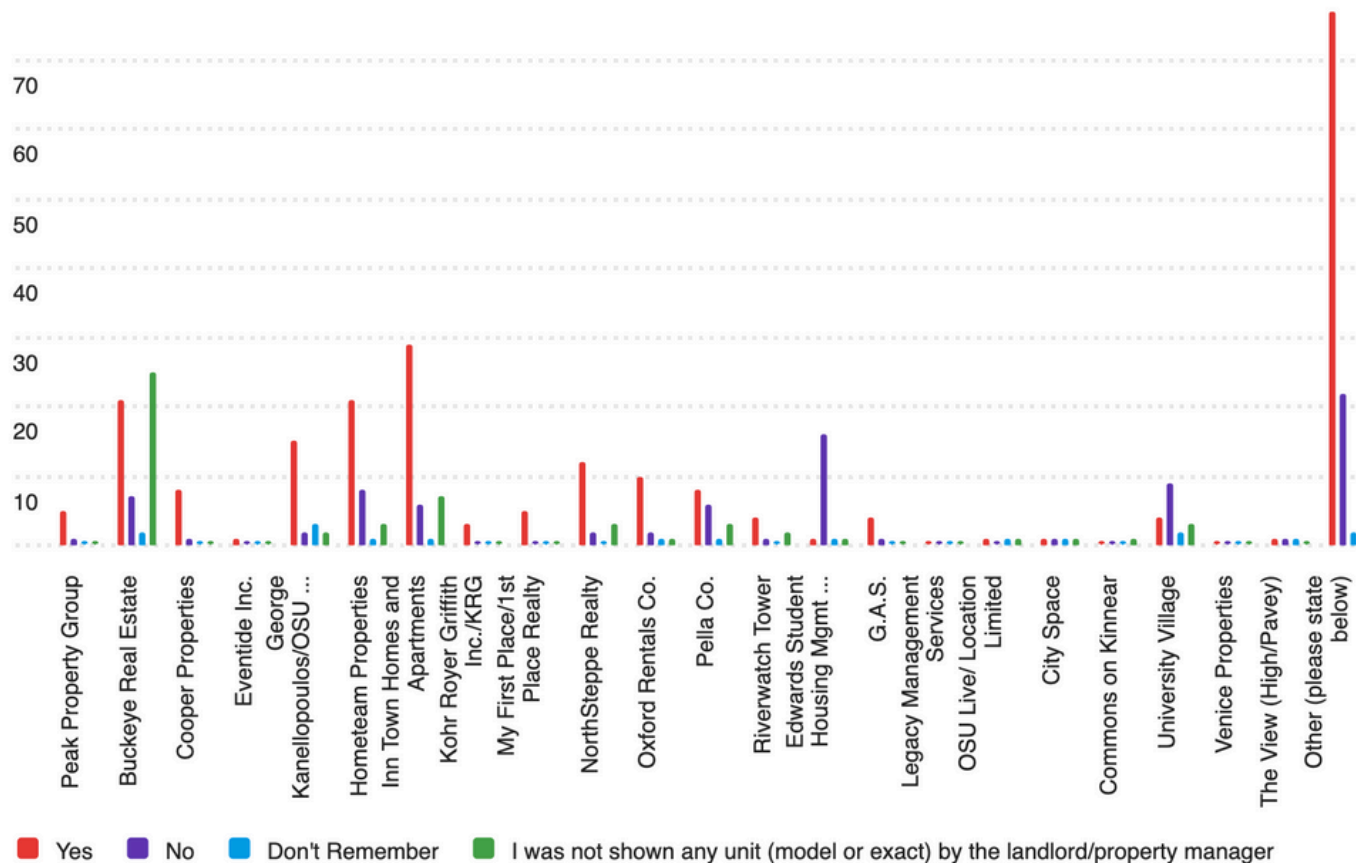
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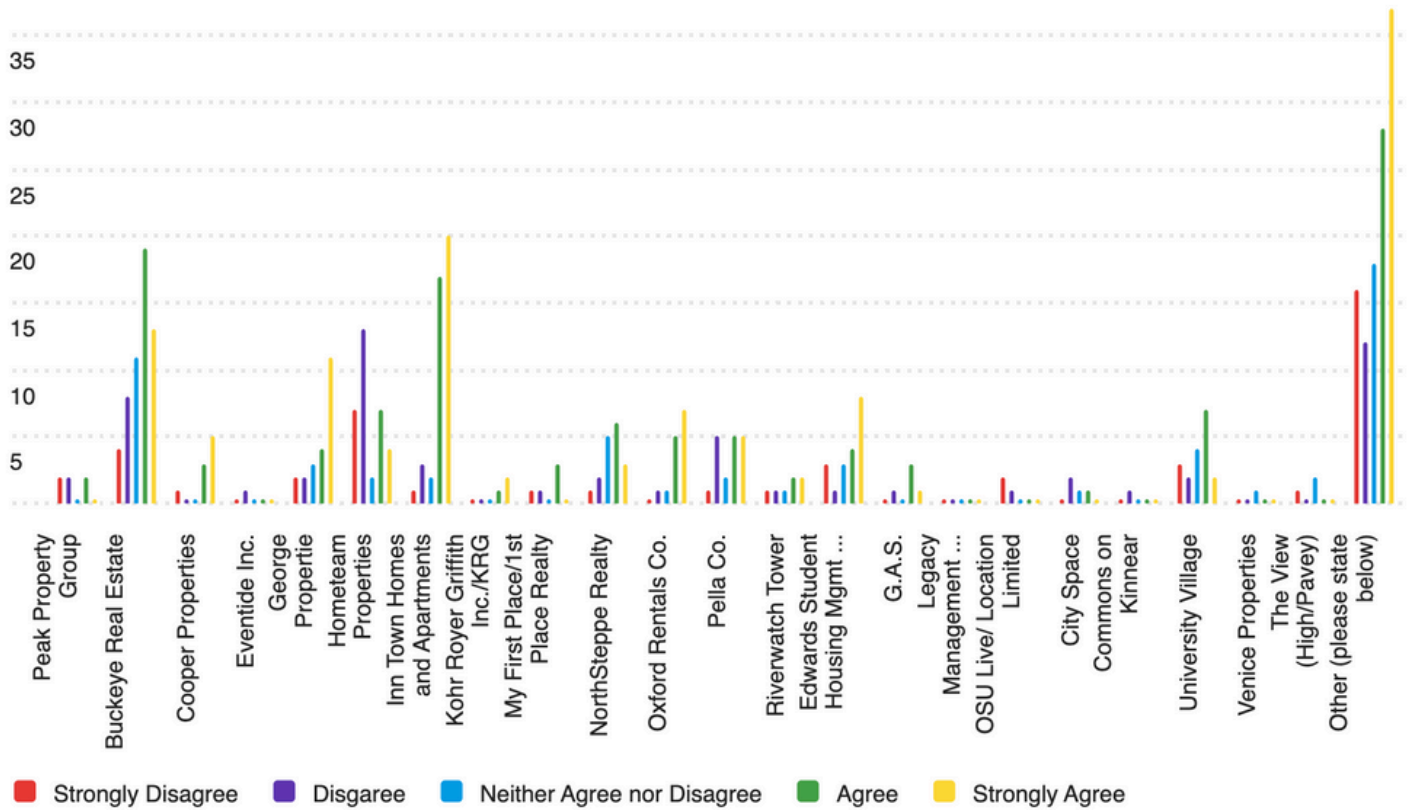
My landlord/property manager clearly described my lease (and all related documents) and all that they entailed.



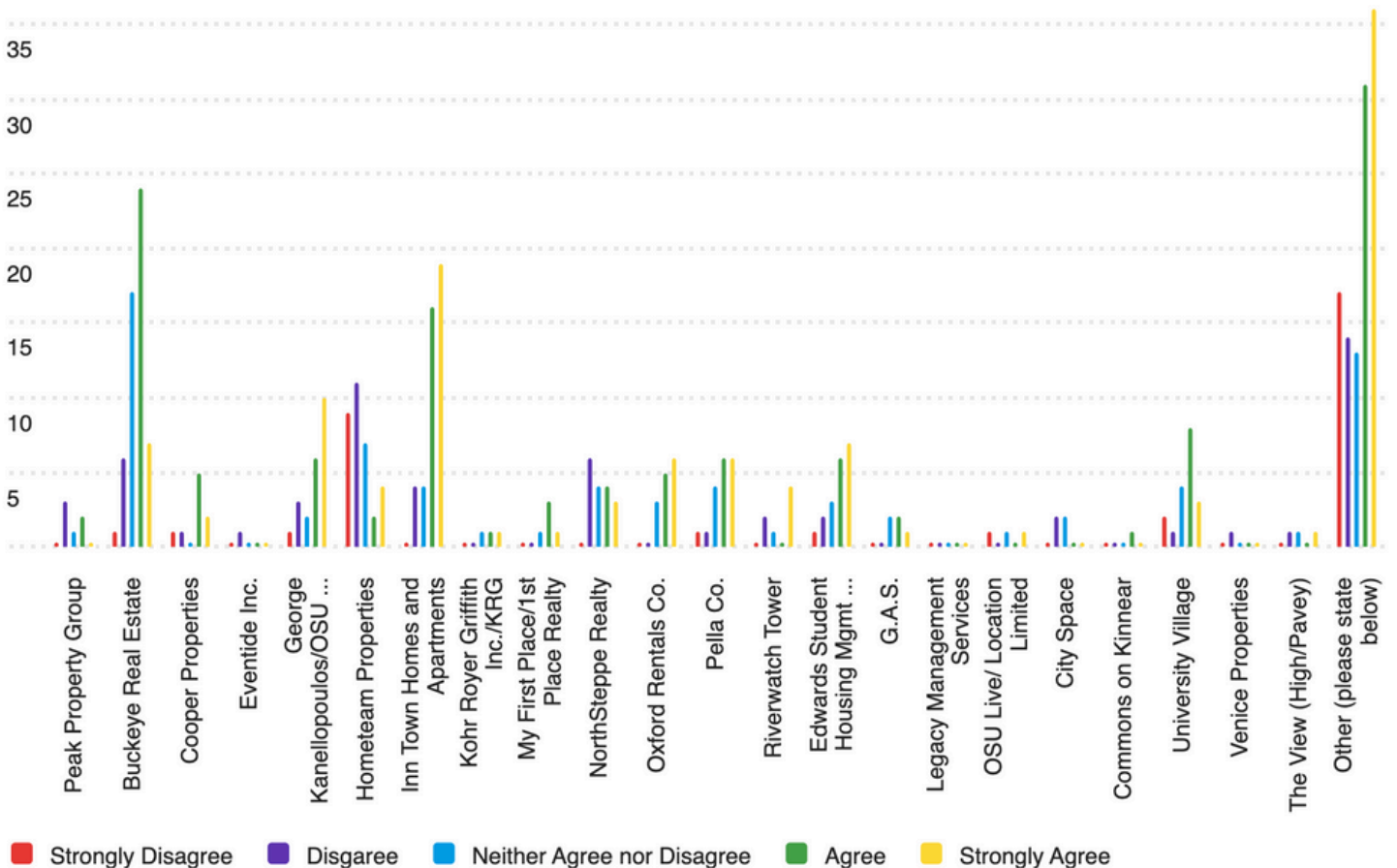
Did your property manager show you the exact unit you would rent (versus, say a model unit) prior to signing the lease?



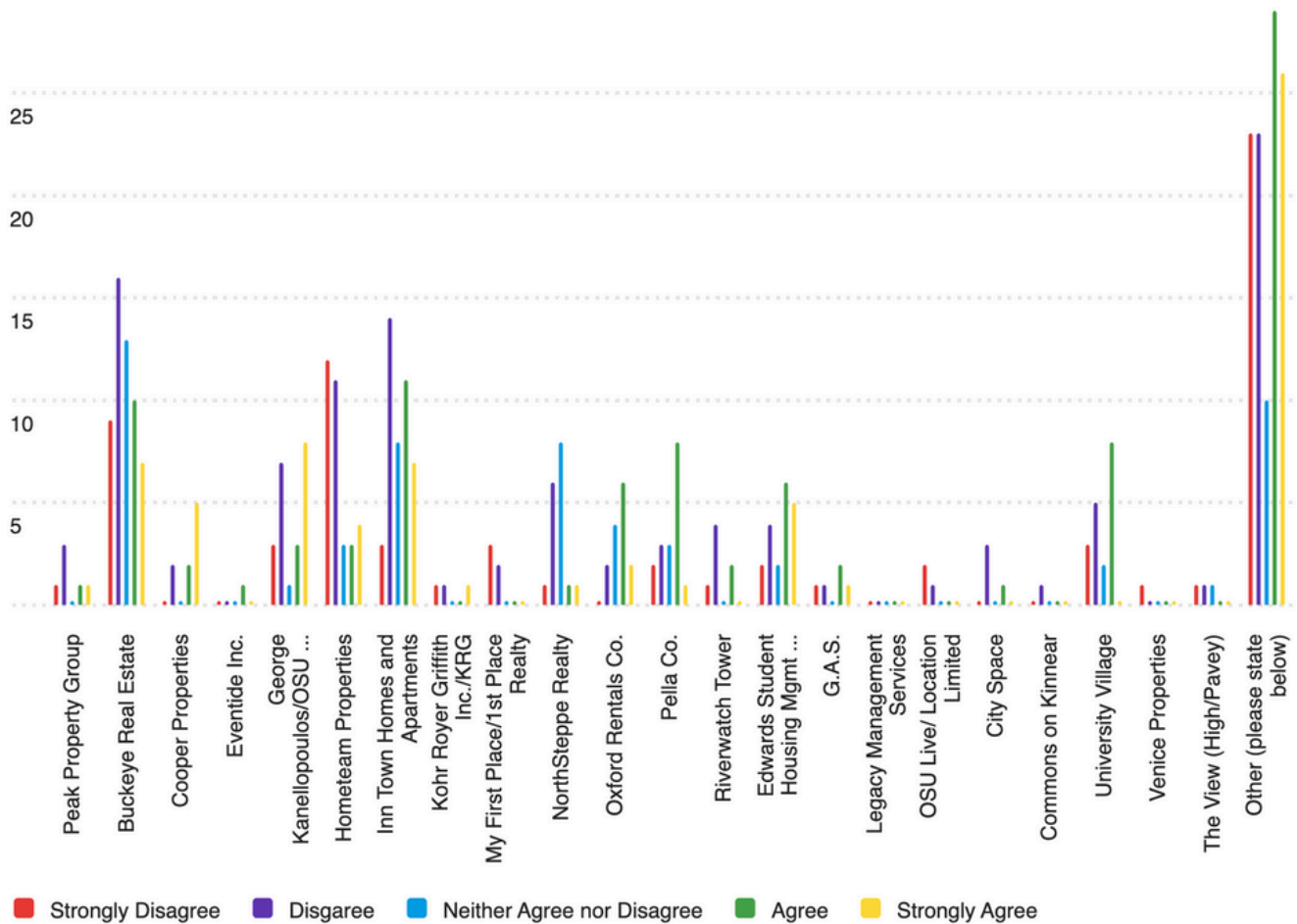
My rental property was clean at the time of move-in.



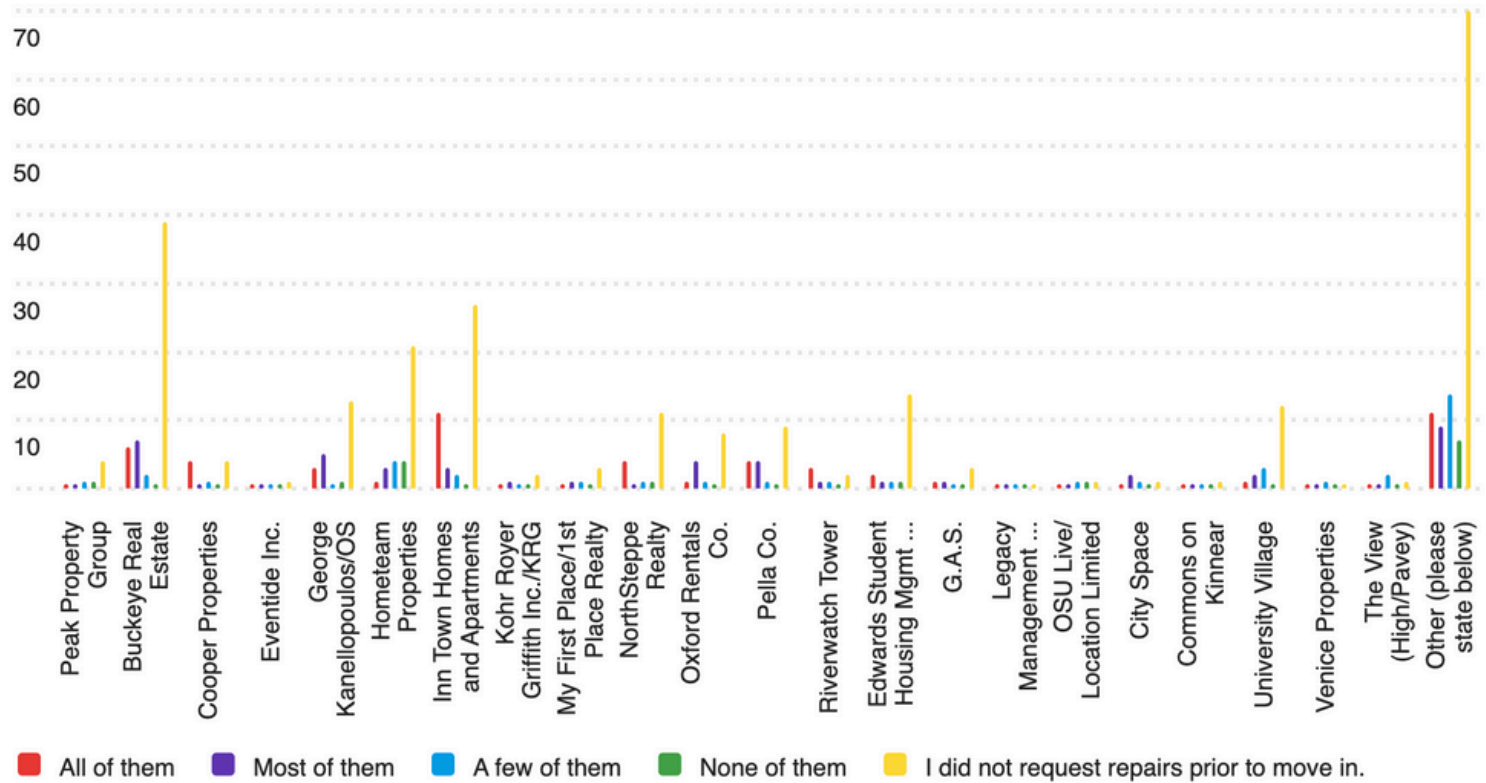
My landlord/property manager was accessible during my move-in.



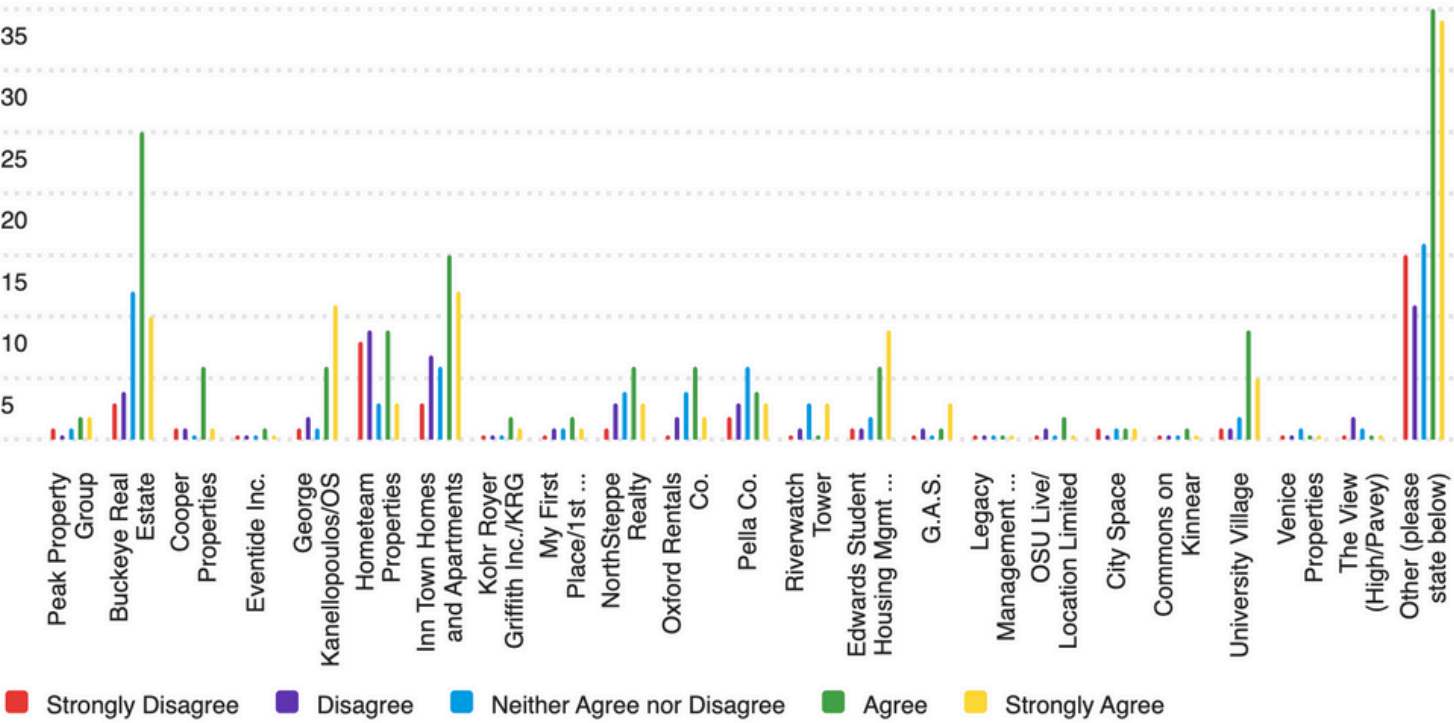
My rental property did not need repairs at the time of move-in.



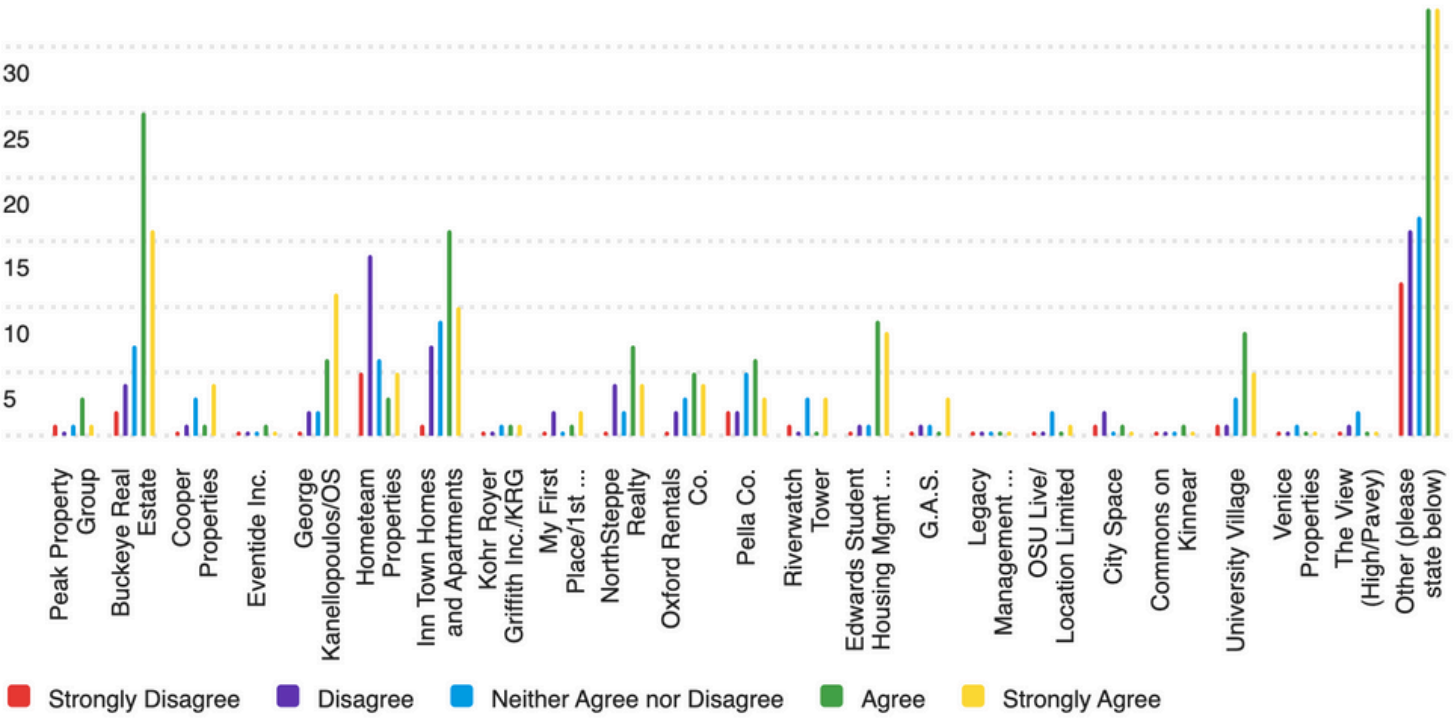
If your property manager agreed to complete renovations/repairs prior to your move in, how many were completed on time?



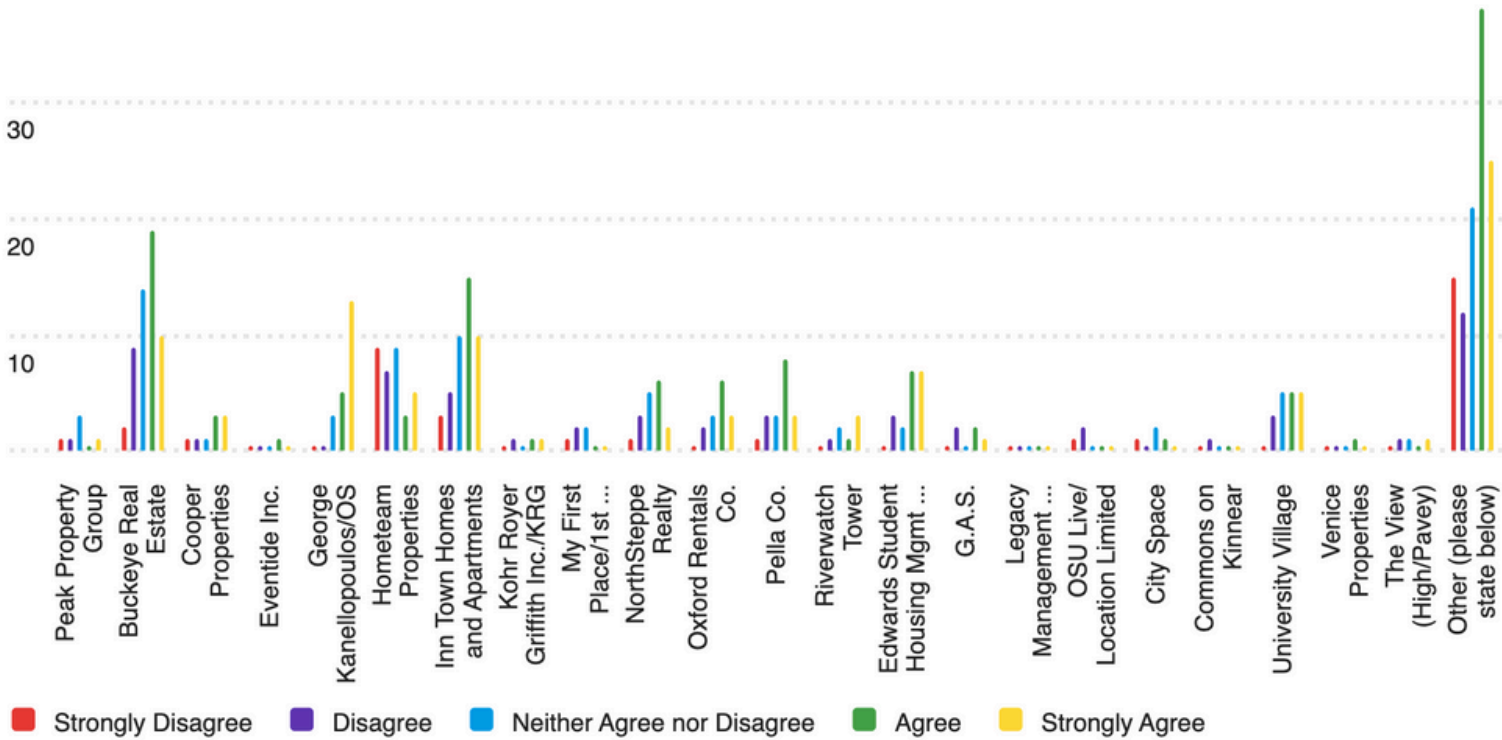
My landlord kept sidewalks and driveways (if applicable) around the property free of significant damage and/or holes.



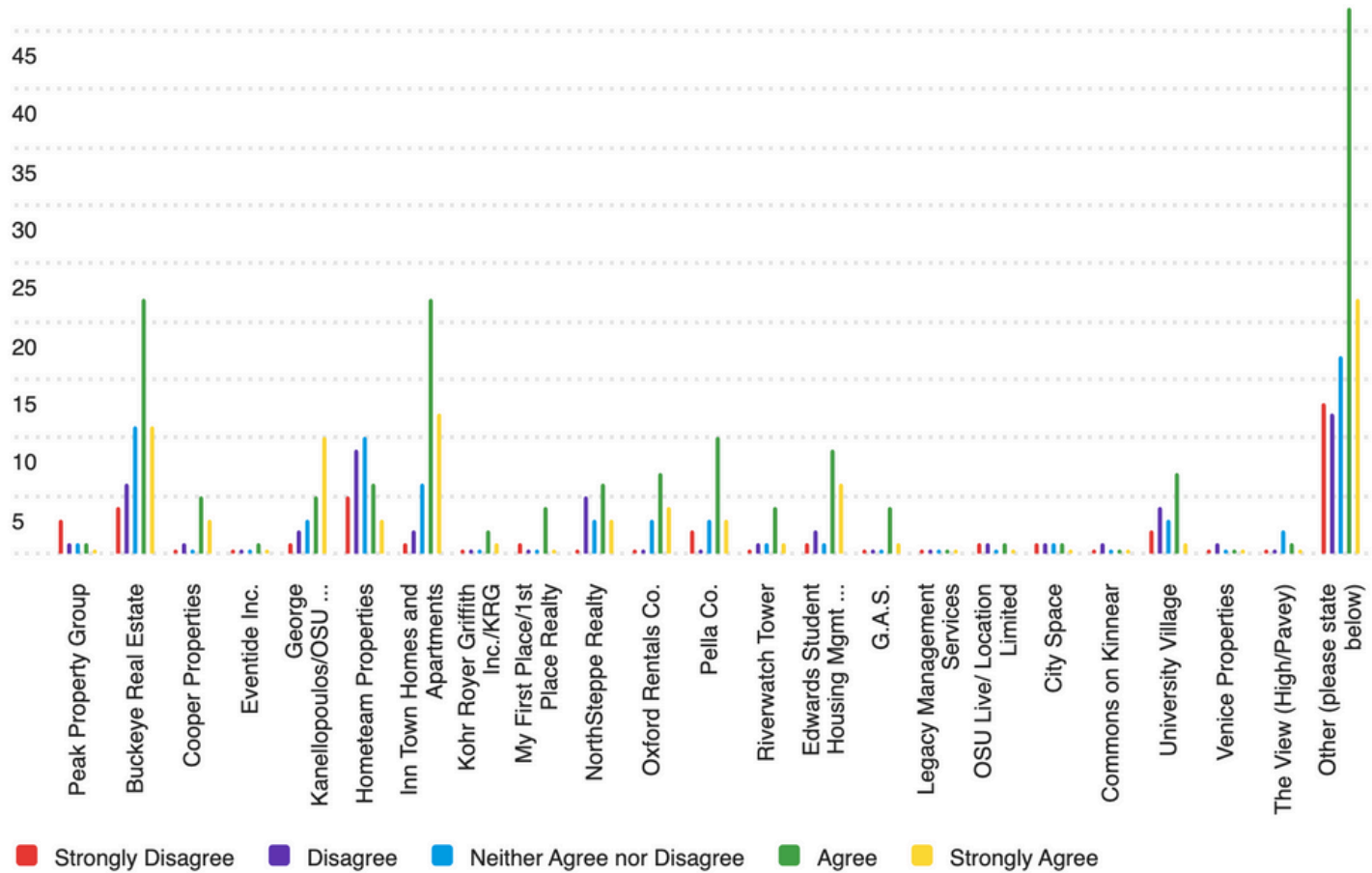
My landlord/property manager properly maintained the exterior of my rental unit (e.g. adequate lighting, property free of garbage, grass cut).



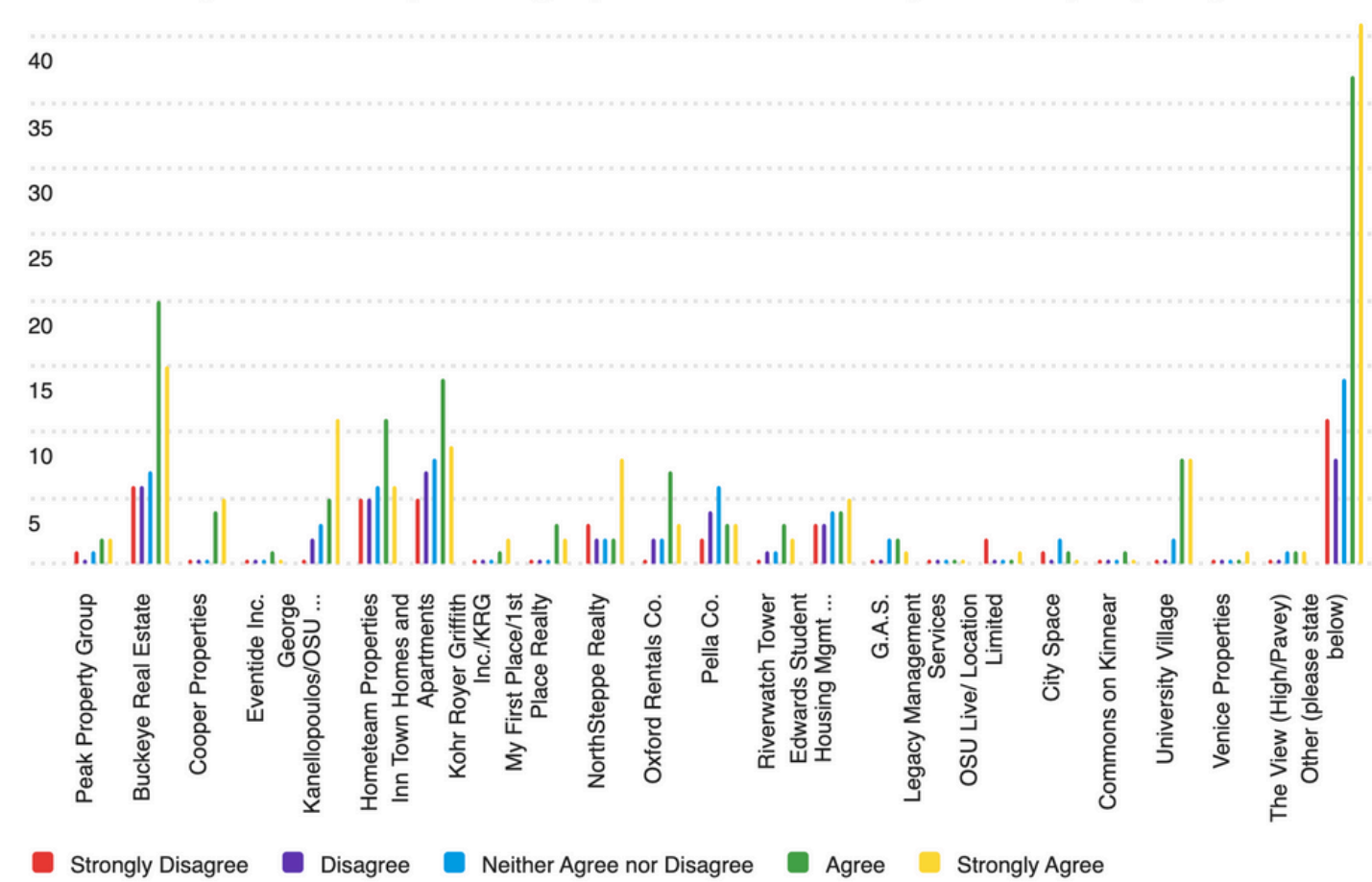
My landlord/property manager provided adequate safety measures for my rental unit.



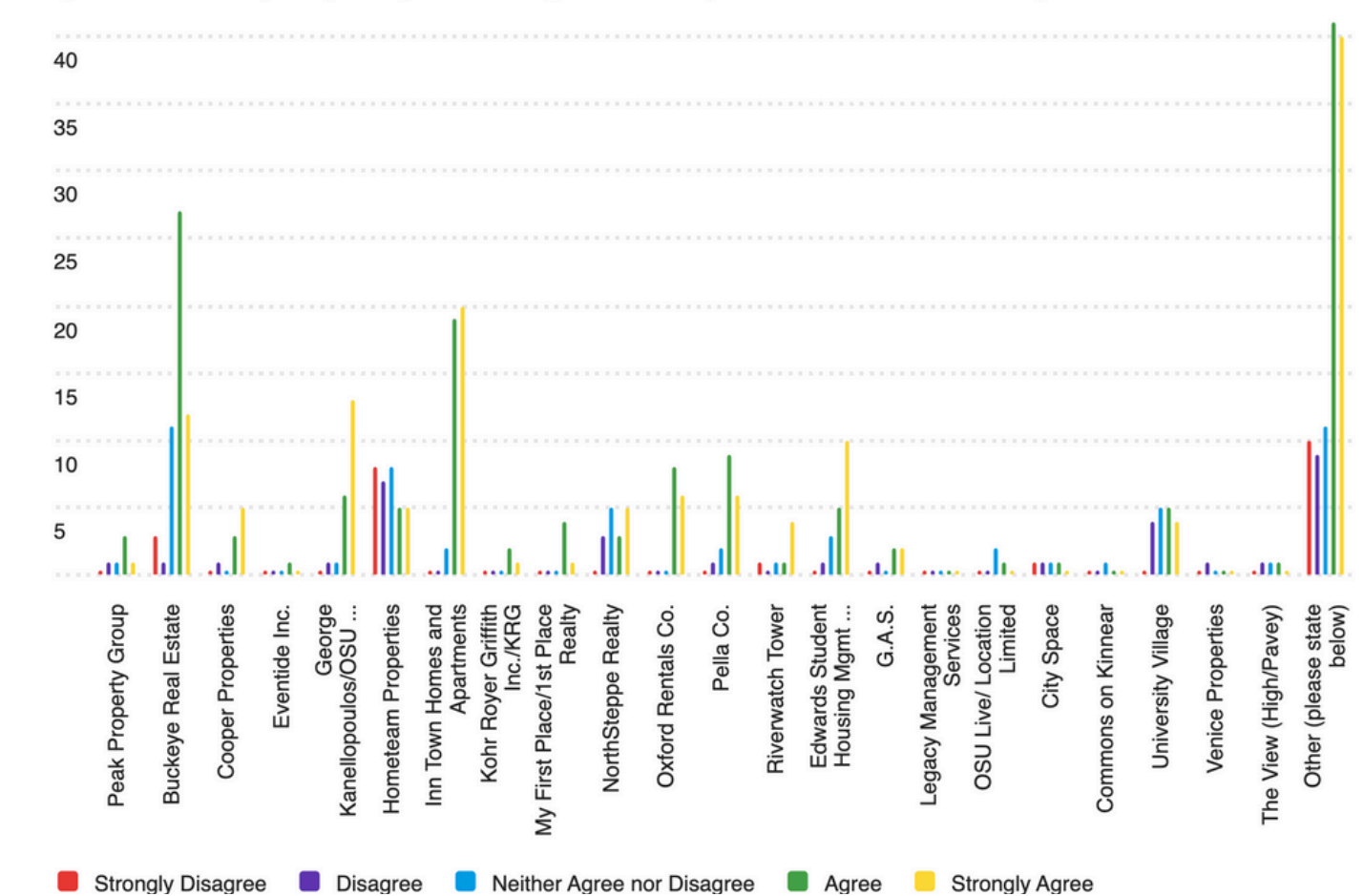
I was satisfied with the overall condition of my property.



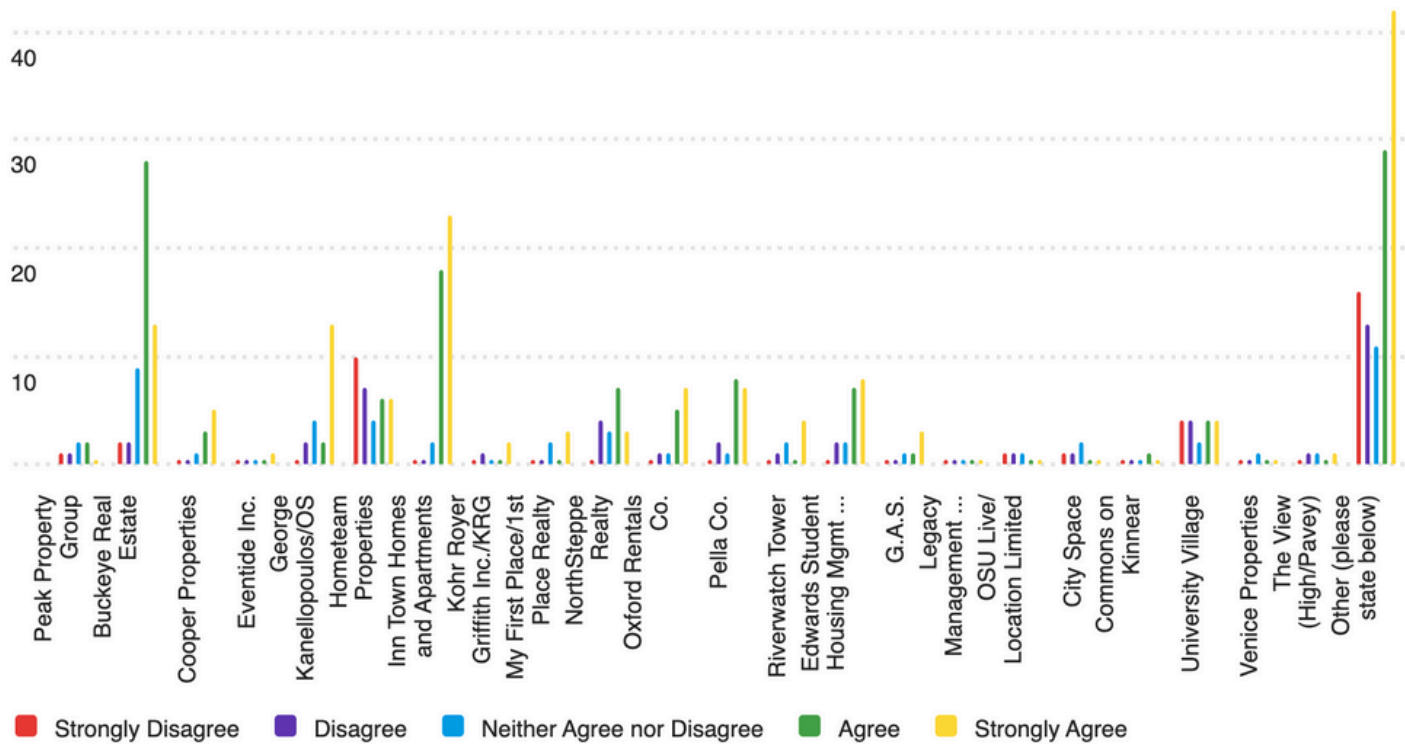
It was easy to find a parking spot at or near my rental property.



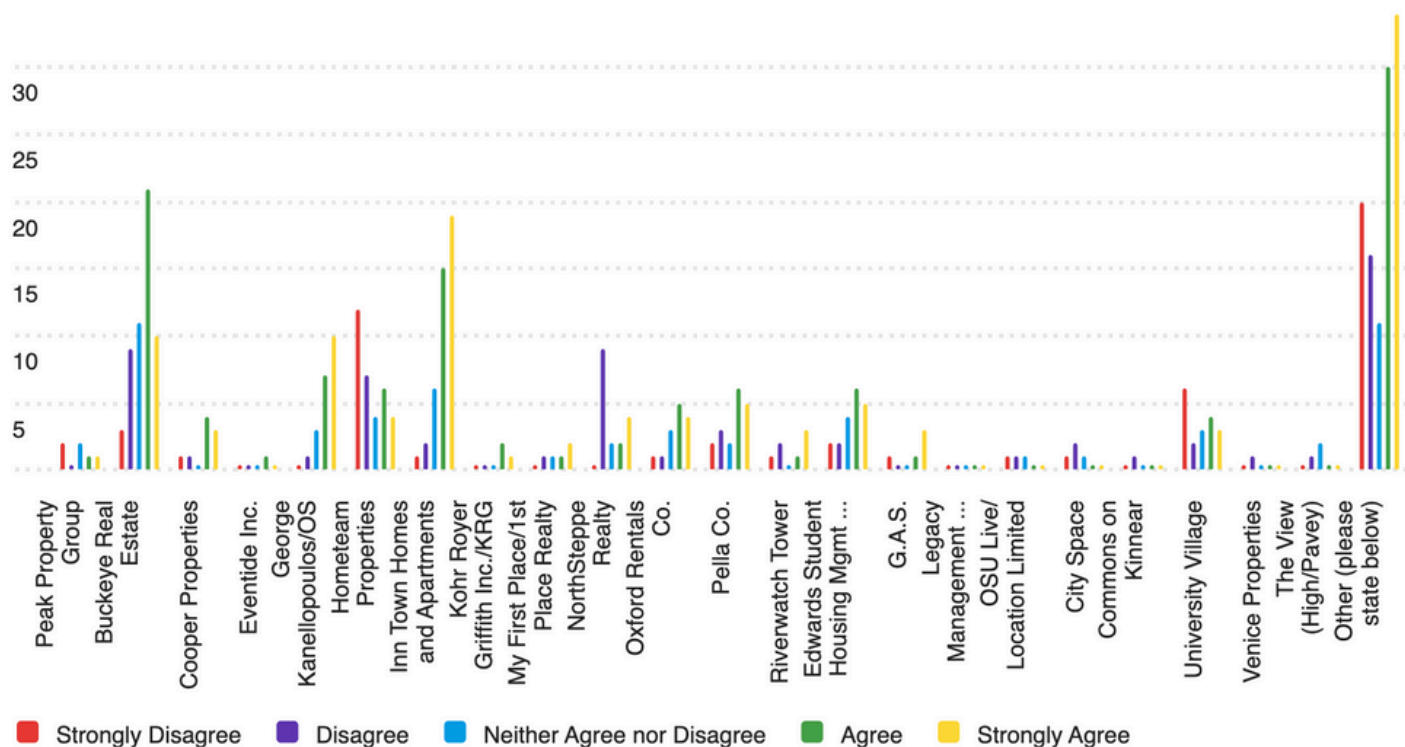
My landlord/property manager was professional and polite.



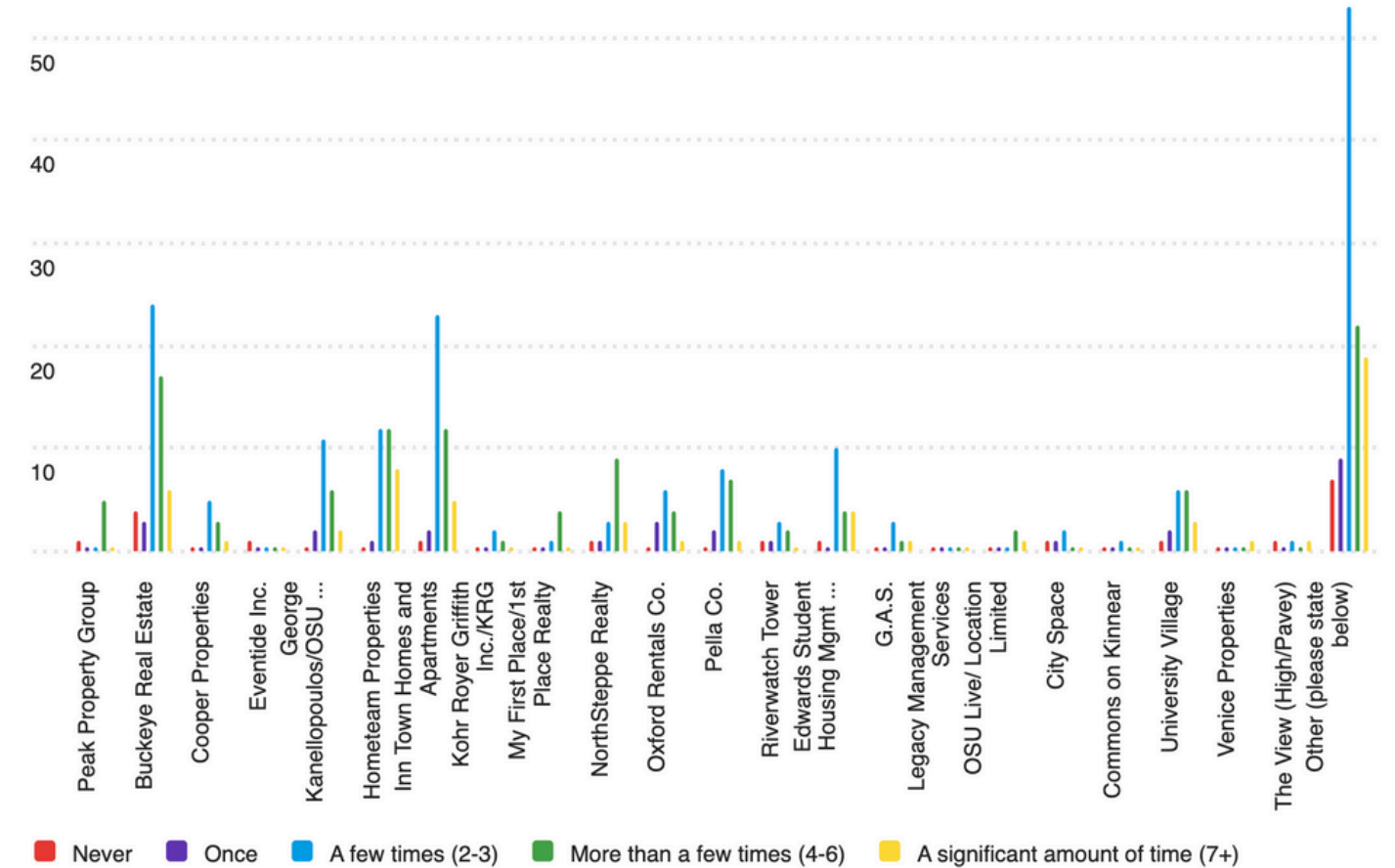
It was easy to contact my landlord/property manager with concerns or requests.



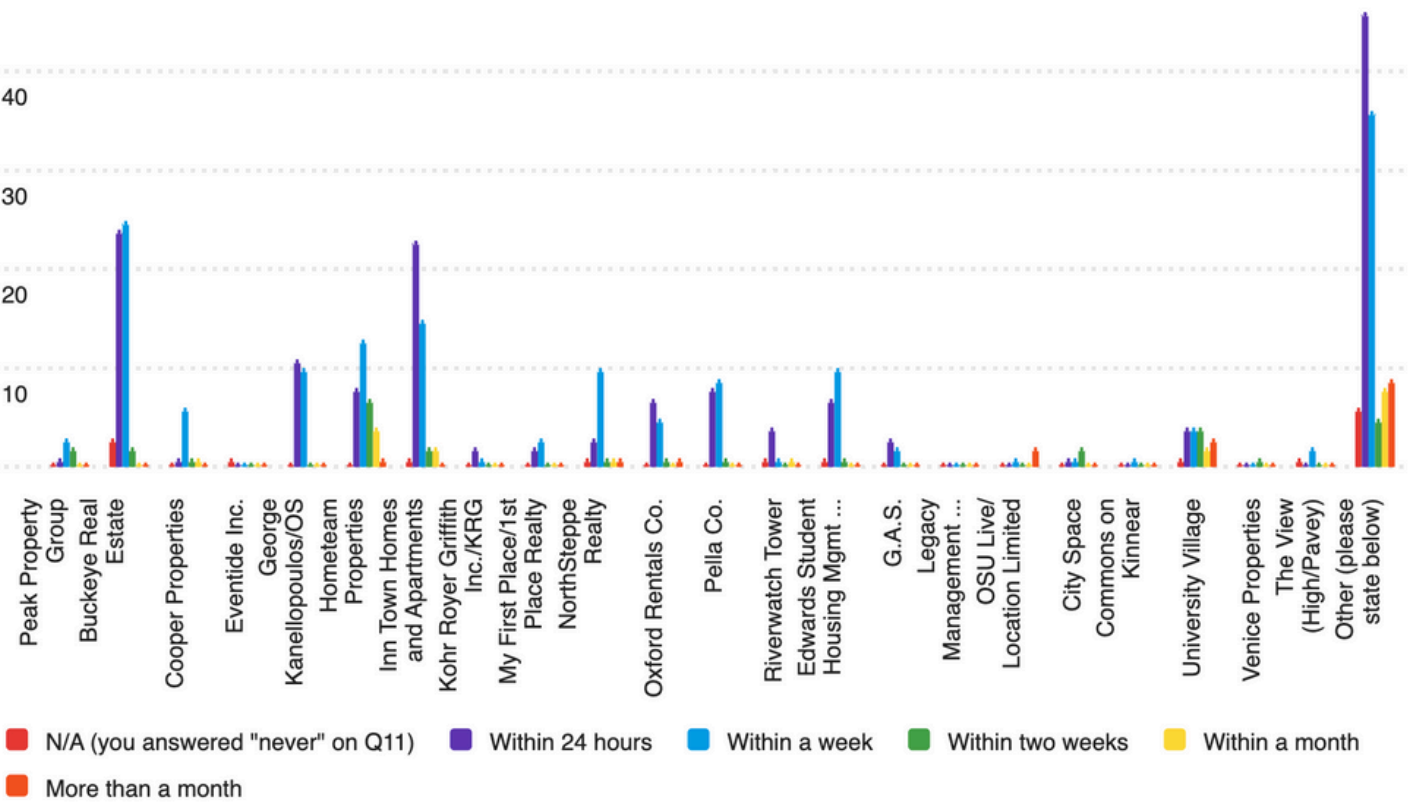
I was satisfied with the response from the landlord/property manager to my concerns or requests



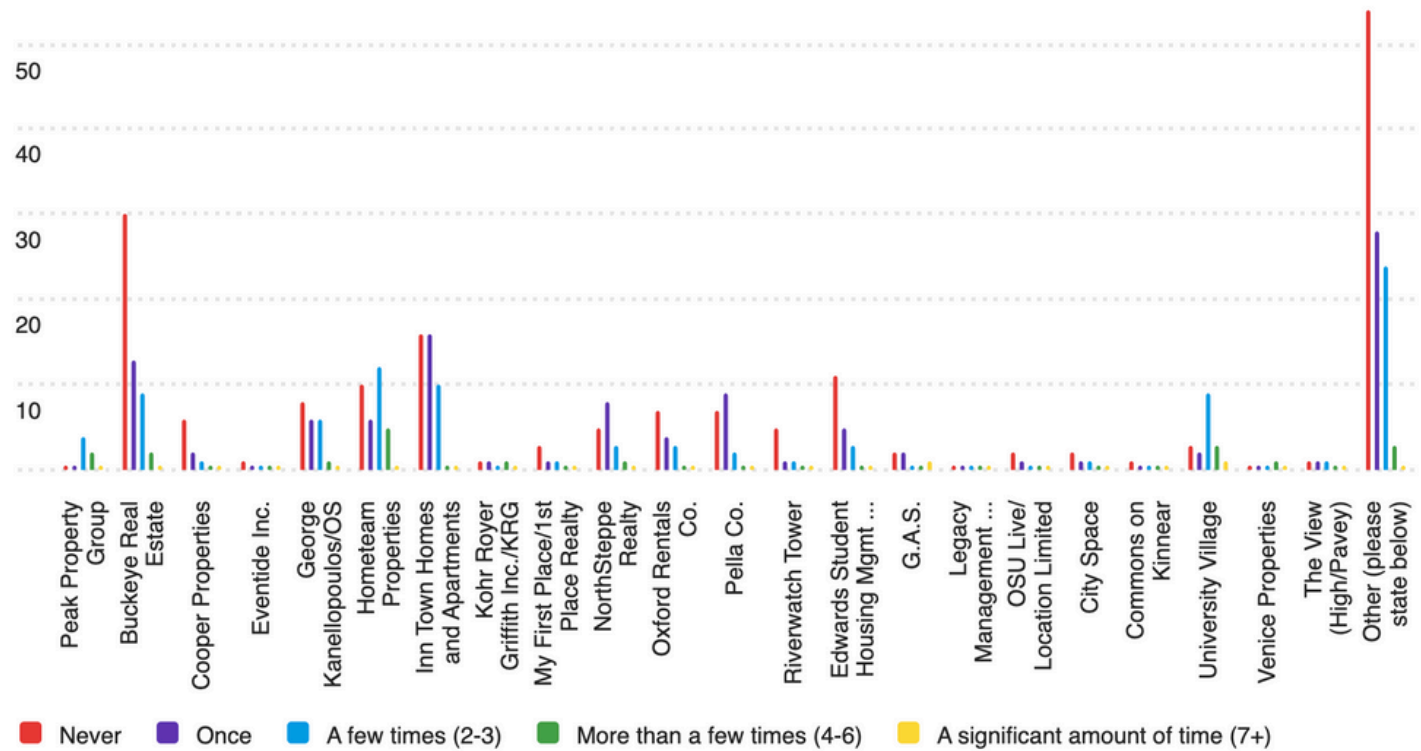
How often did you have general maintenance concerns? (Examples include dishwasher needing repair or garbage disposal not working)



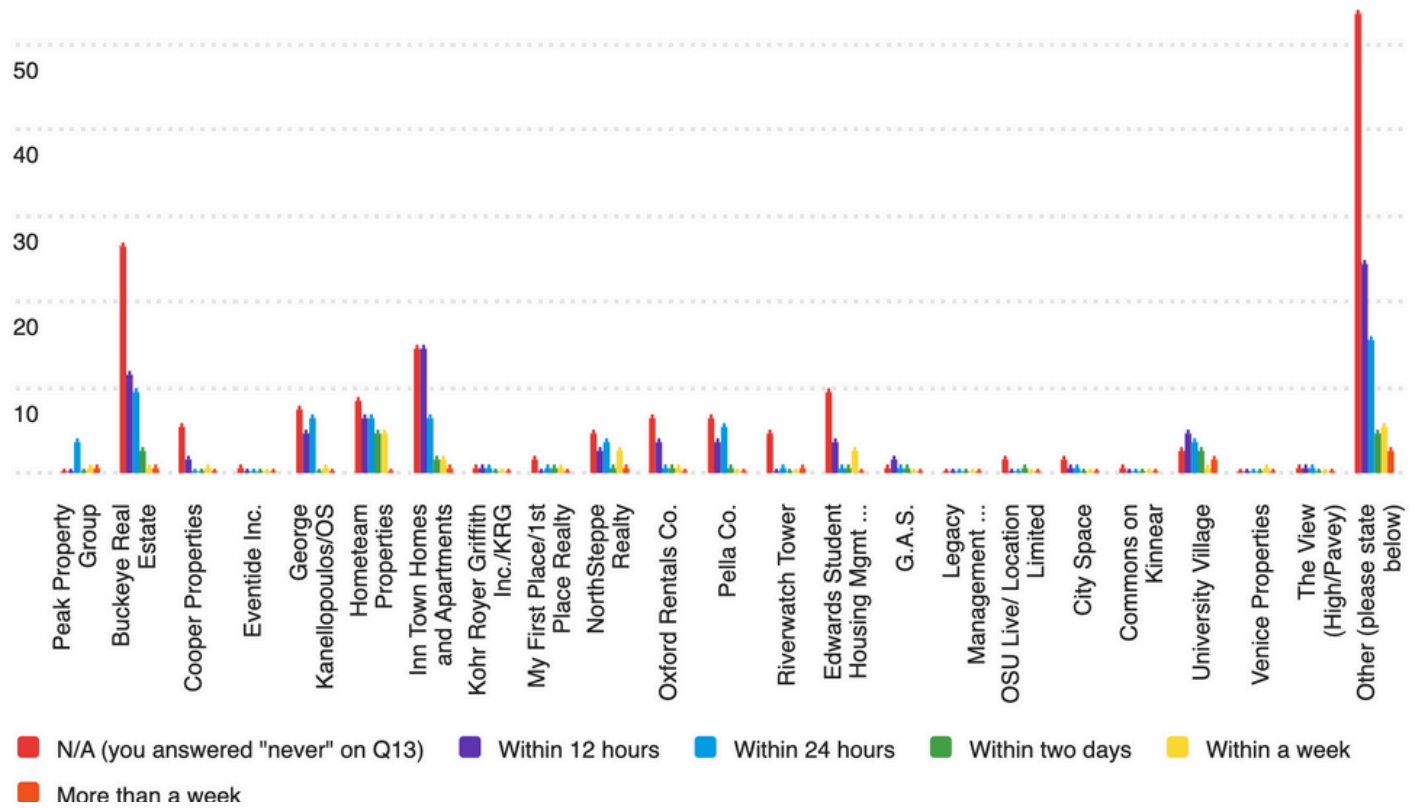
On average, how quickly did your property manager tend to general maintenance concerns?



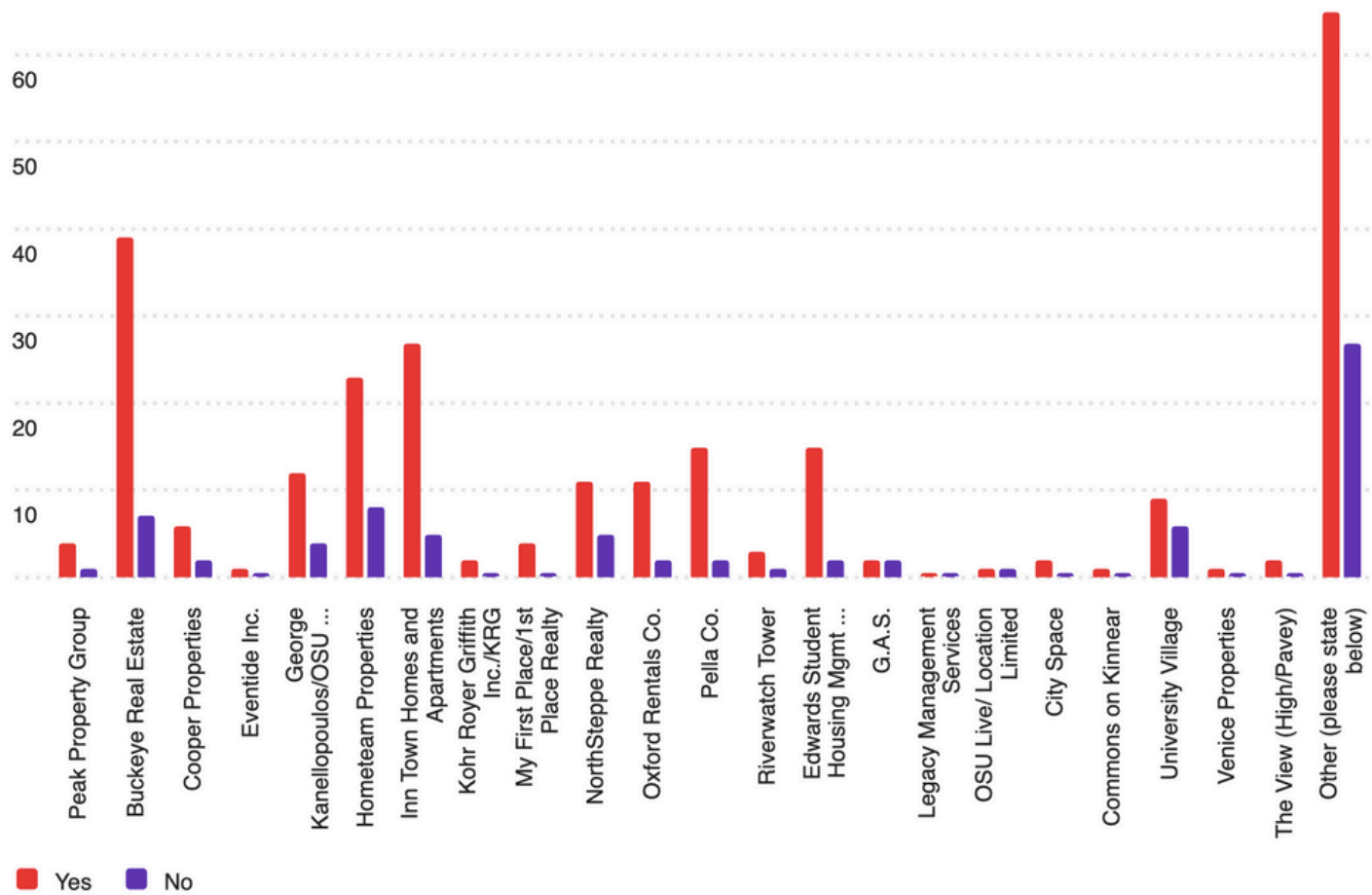
During your lease, how often did you have emergency maintenance concerns? (Examples include basement flooding or heat not working in the winter)



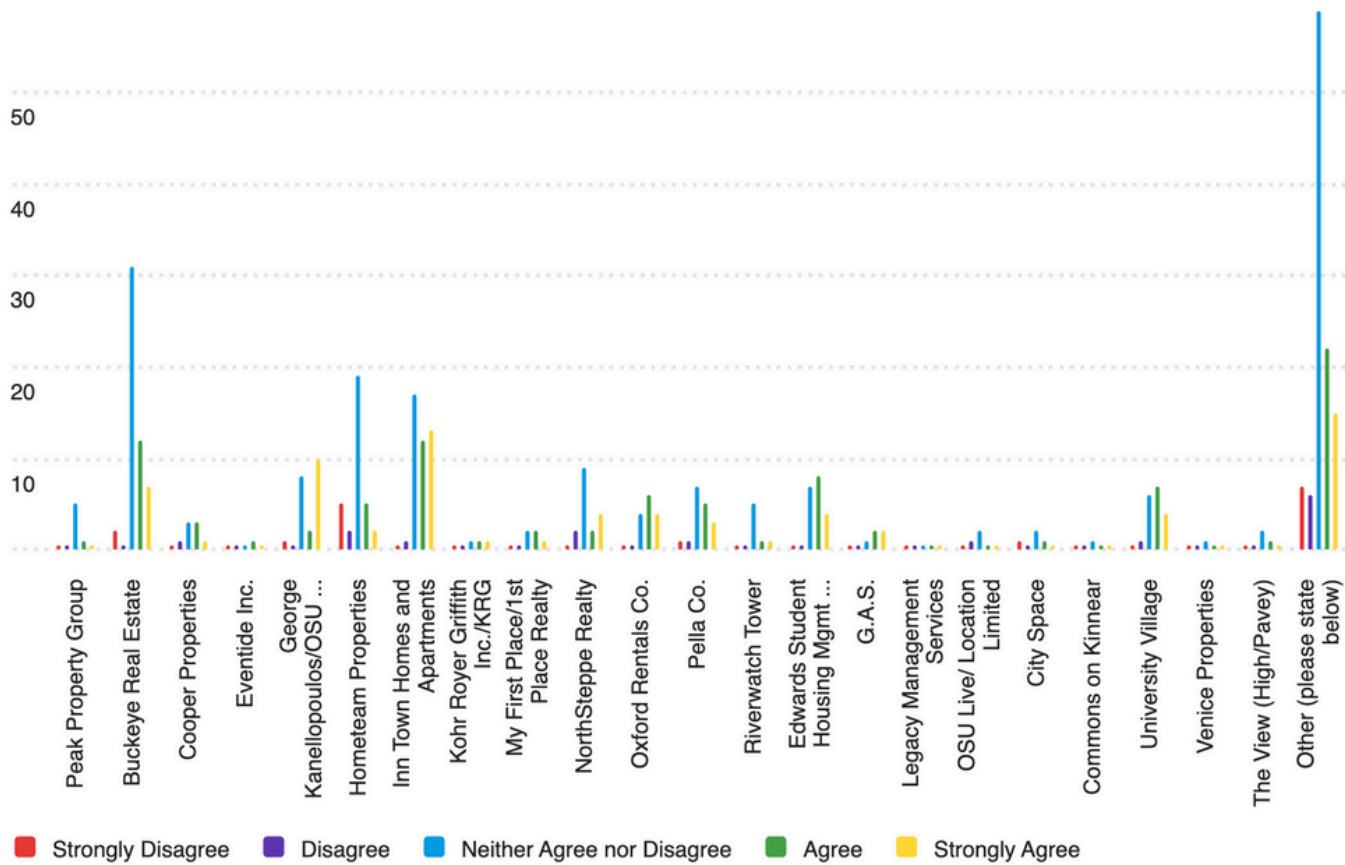
On average, how quickly did your property manager tend to emergency maintenance concerns?



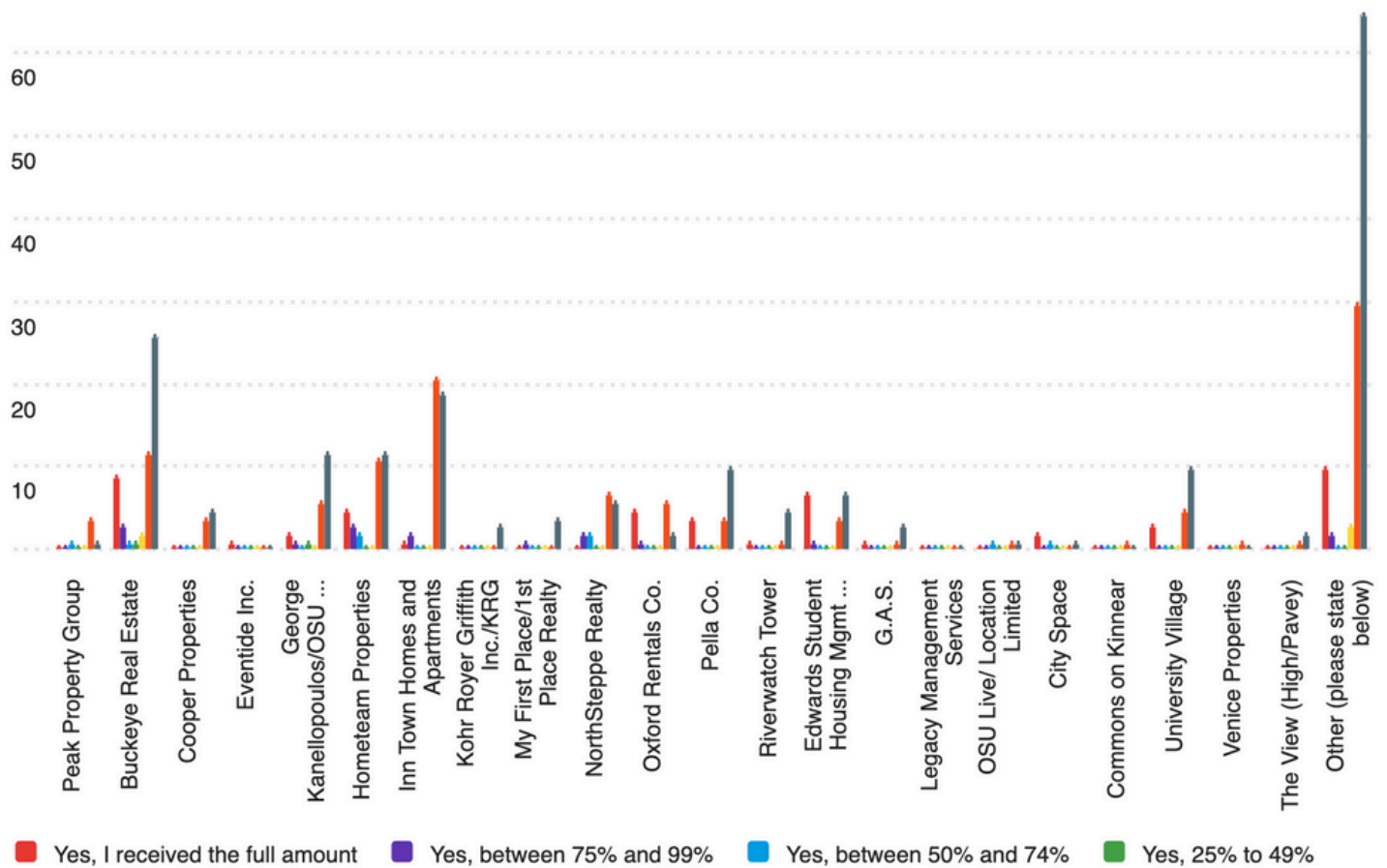
Did your property manager provide 24-hour notice prior to entering your property during non-emergency situations?



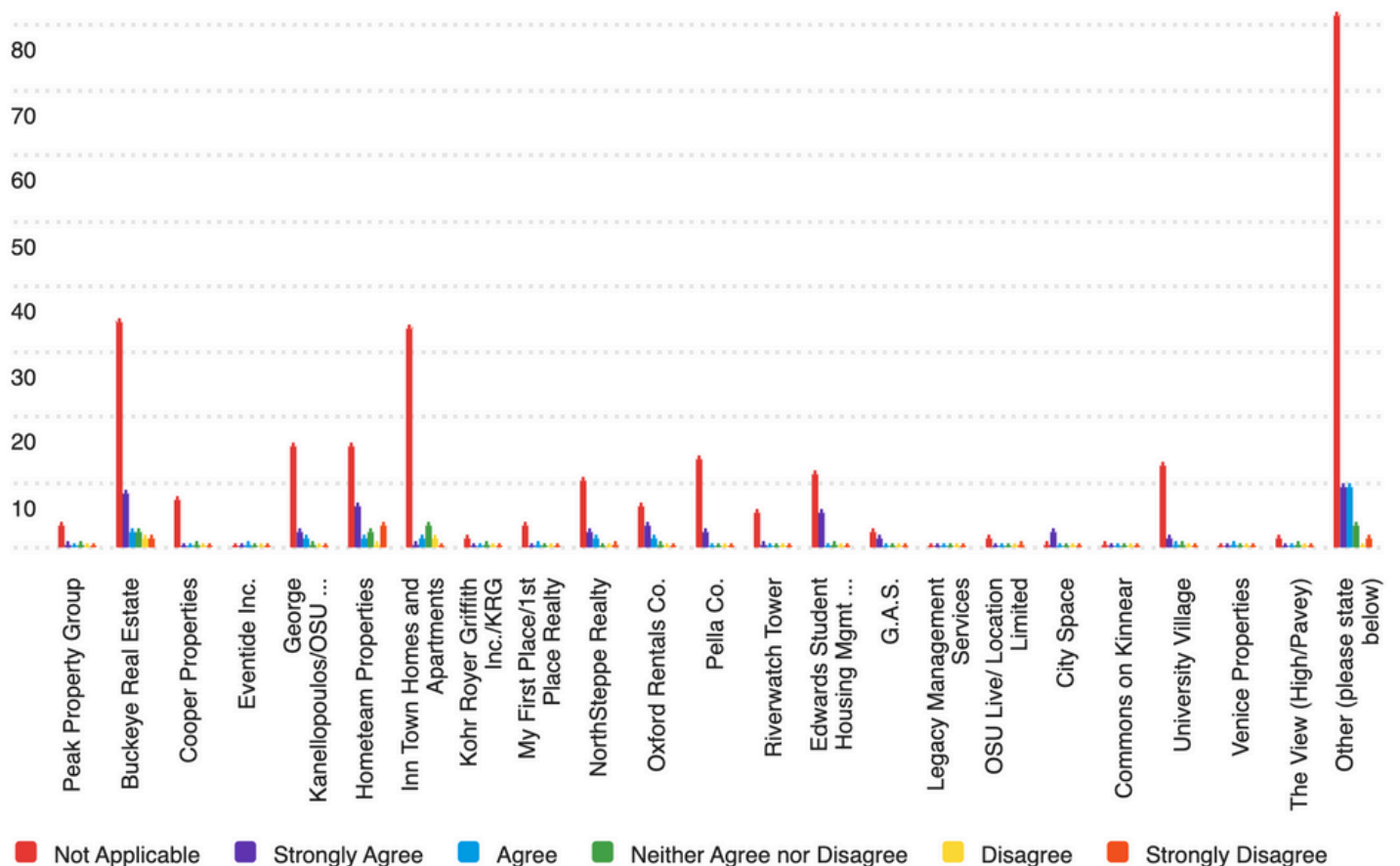
My landlord/property manager was cooperative during my move-out.



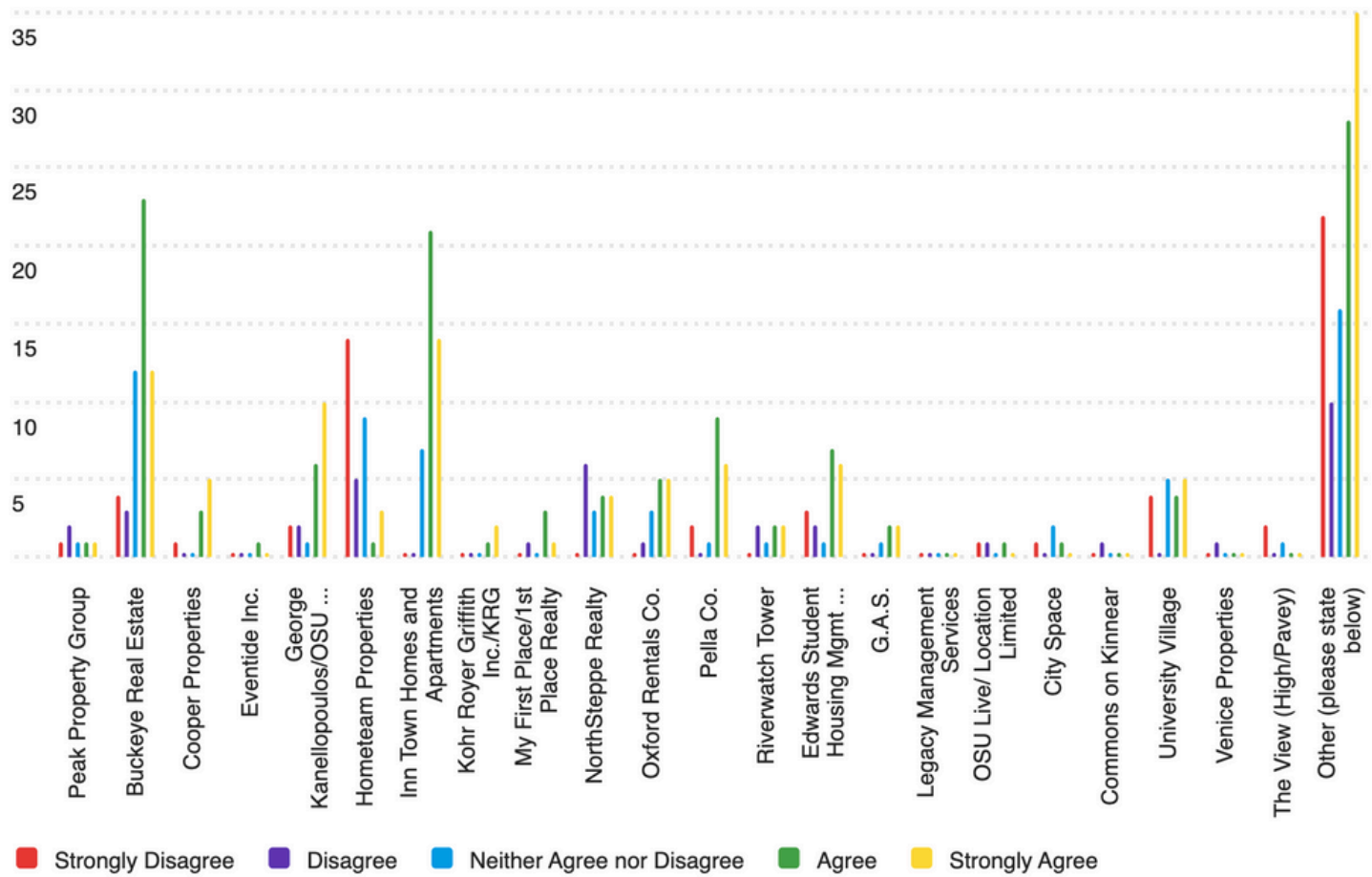
Did you receive your security deposit back?



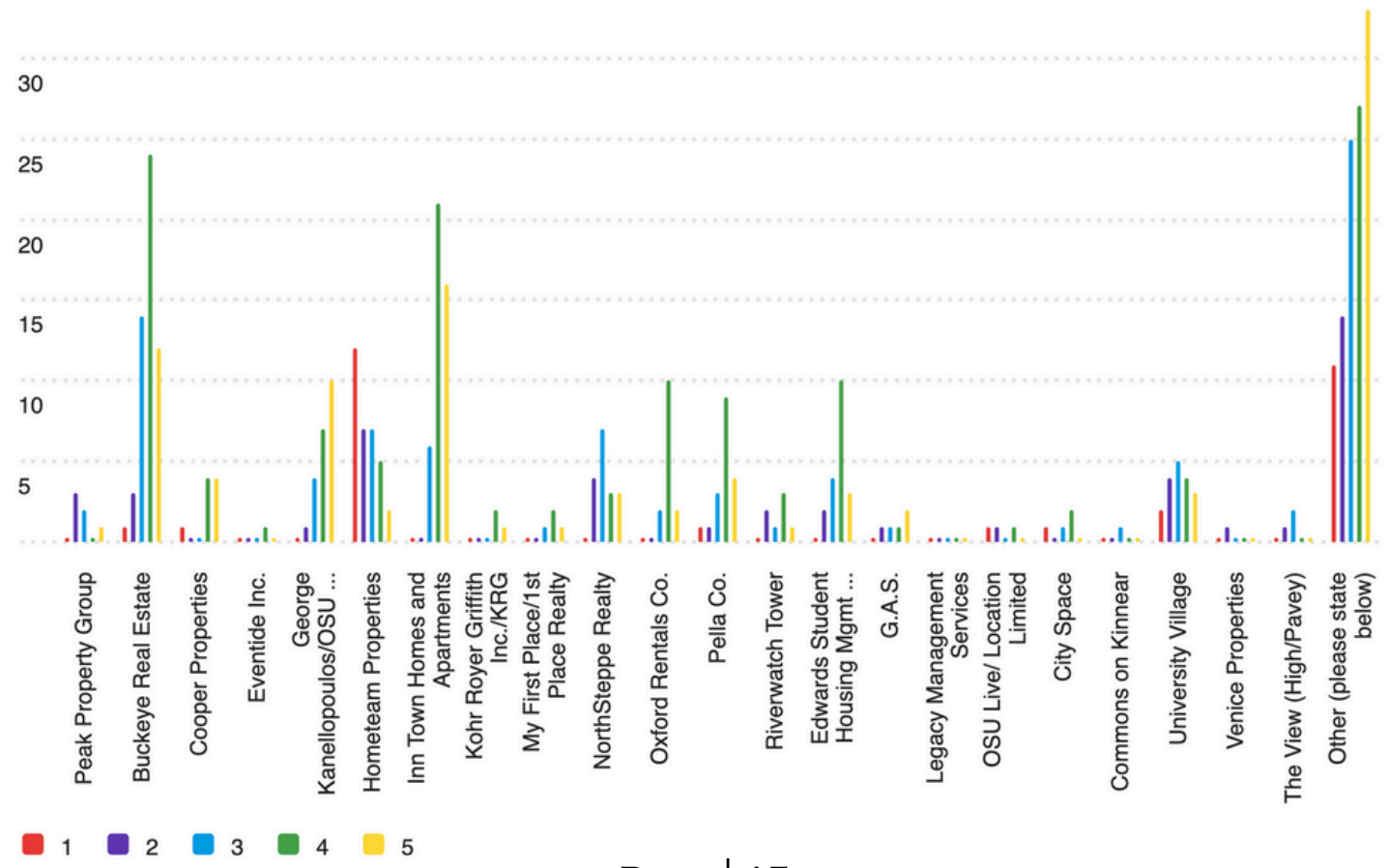
Based on the condition that you left the property, do you feel that you received a fair portion of your security deposit back?



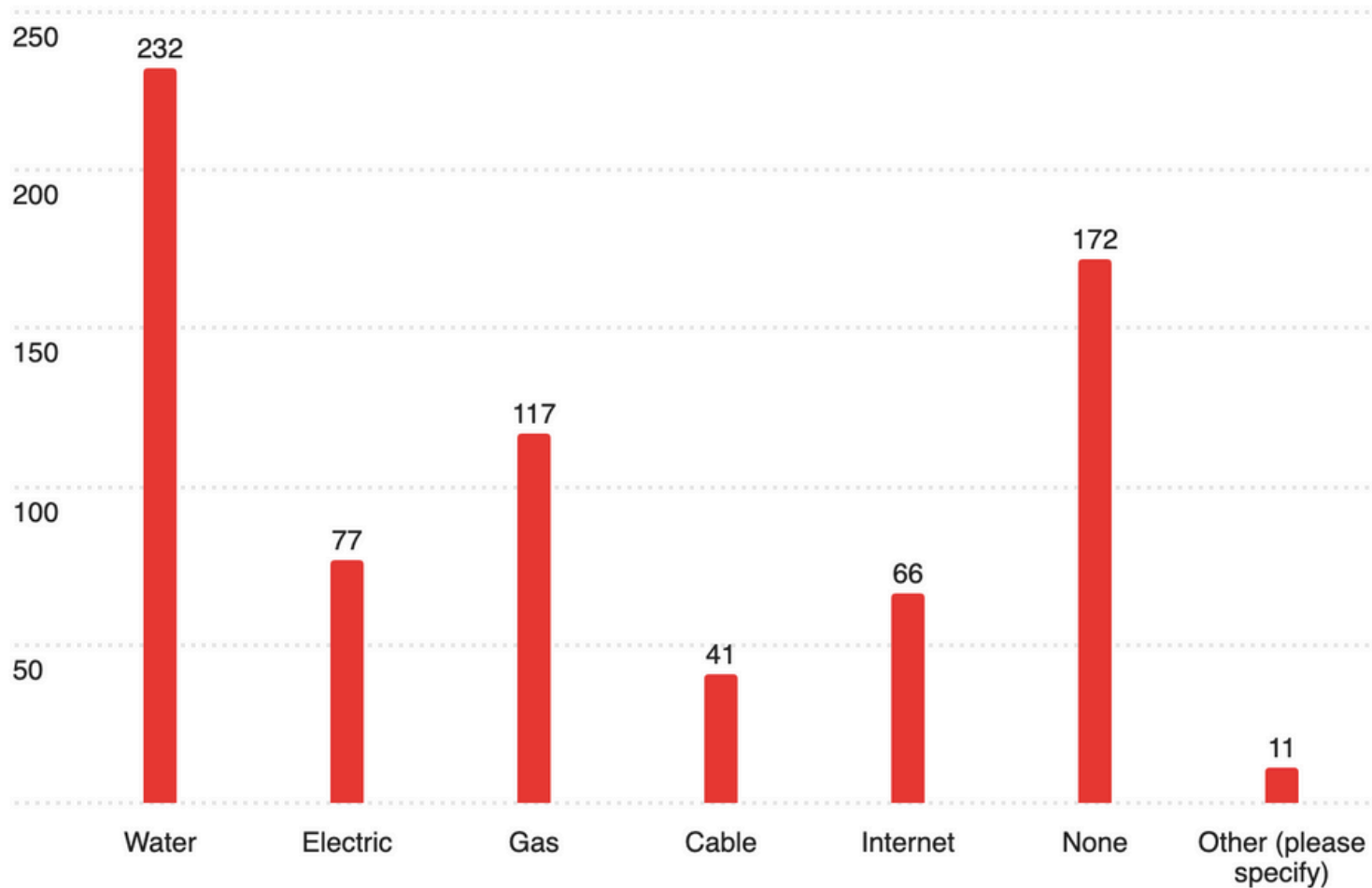
I would rent from my landlord/property manager again.



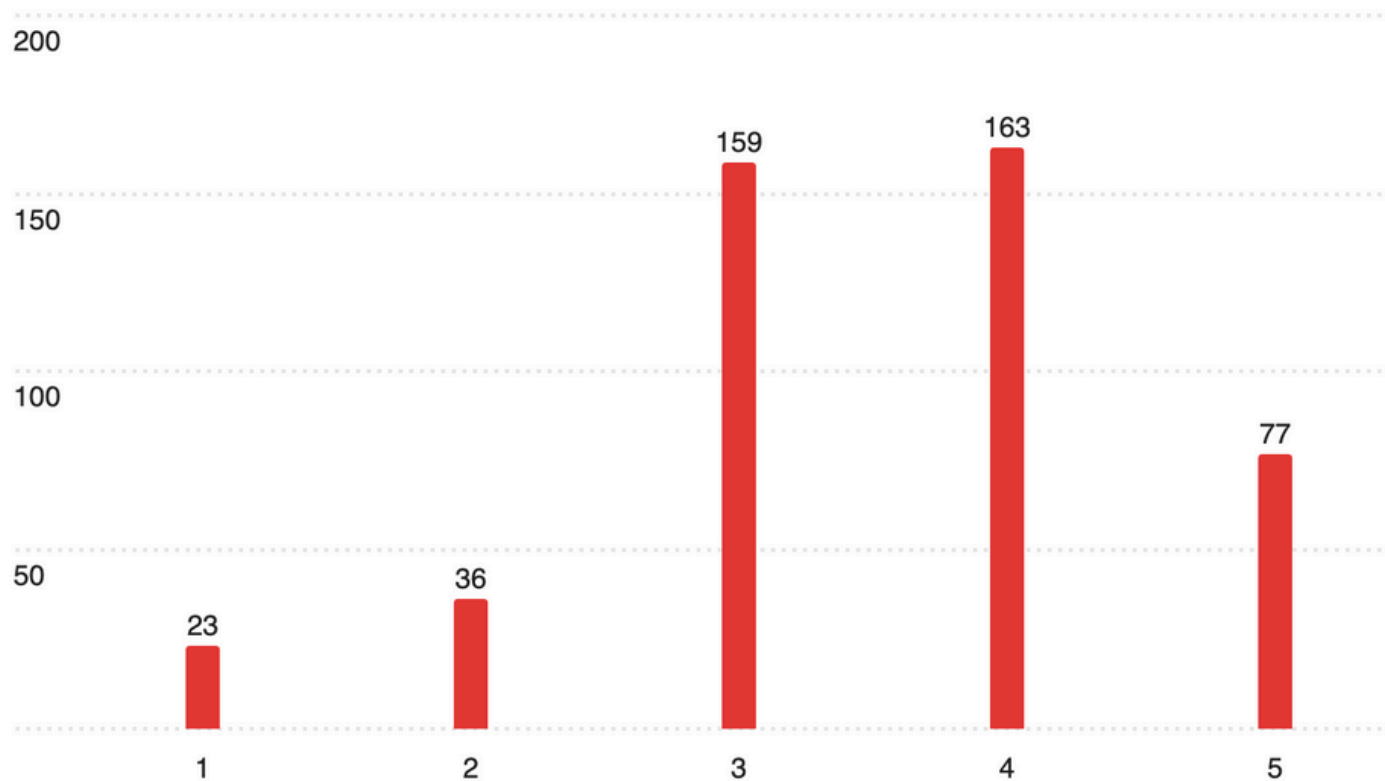
Please rate the overall performance of your property manager. (1 being the worst, 5 being the best)



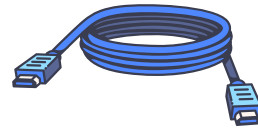
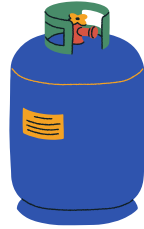
What utilities were included in your rent?



How would you rate the quality of your internet service provider? (1 being the worst, 5 being the best)



Landlords providing utilities included in rent (>50% of respondents answered "yes" when asked if utility was covered)

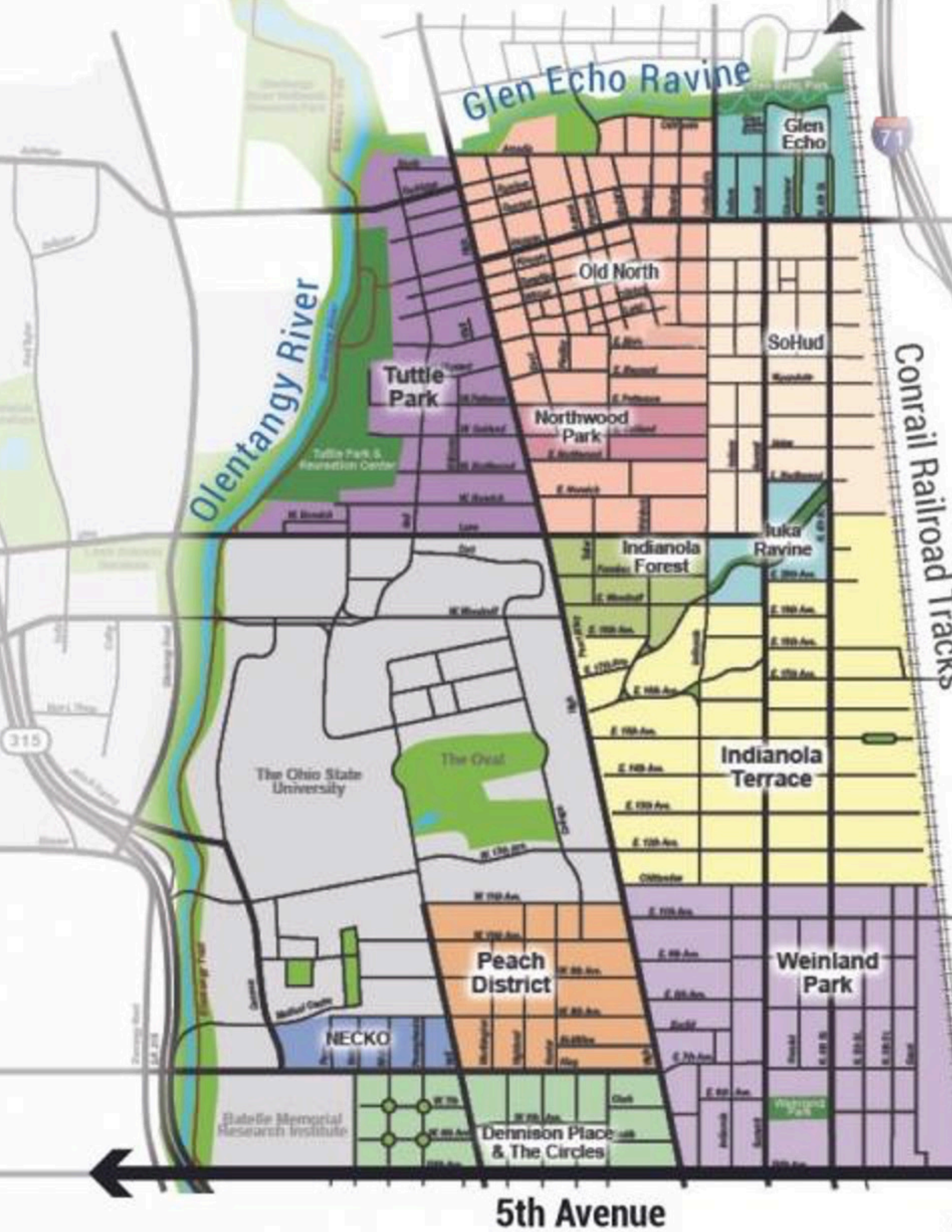


George Kanellopoulos/OSU Properties:
Water, electric, and gas

Inn Town Homes and Apartments:
Water

Northsteppe Realty:
Water

Edwards Student Housing Management:
Cable and internet



Glen Echo Ravine

Glen Echo

71

Olentangy River

Tuttle Park

Old North

SoHud

Conrail Railroad Tracks

Northwood Park

Indianola Ravine

Indianola Forest

The Ohio State University

The Oval

Indianola Terrace

Peach District

Weinland Park

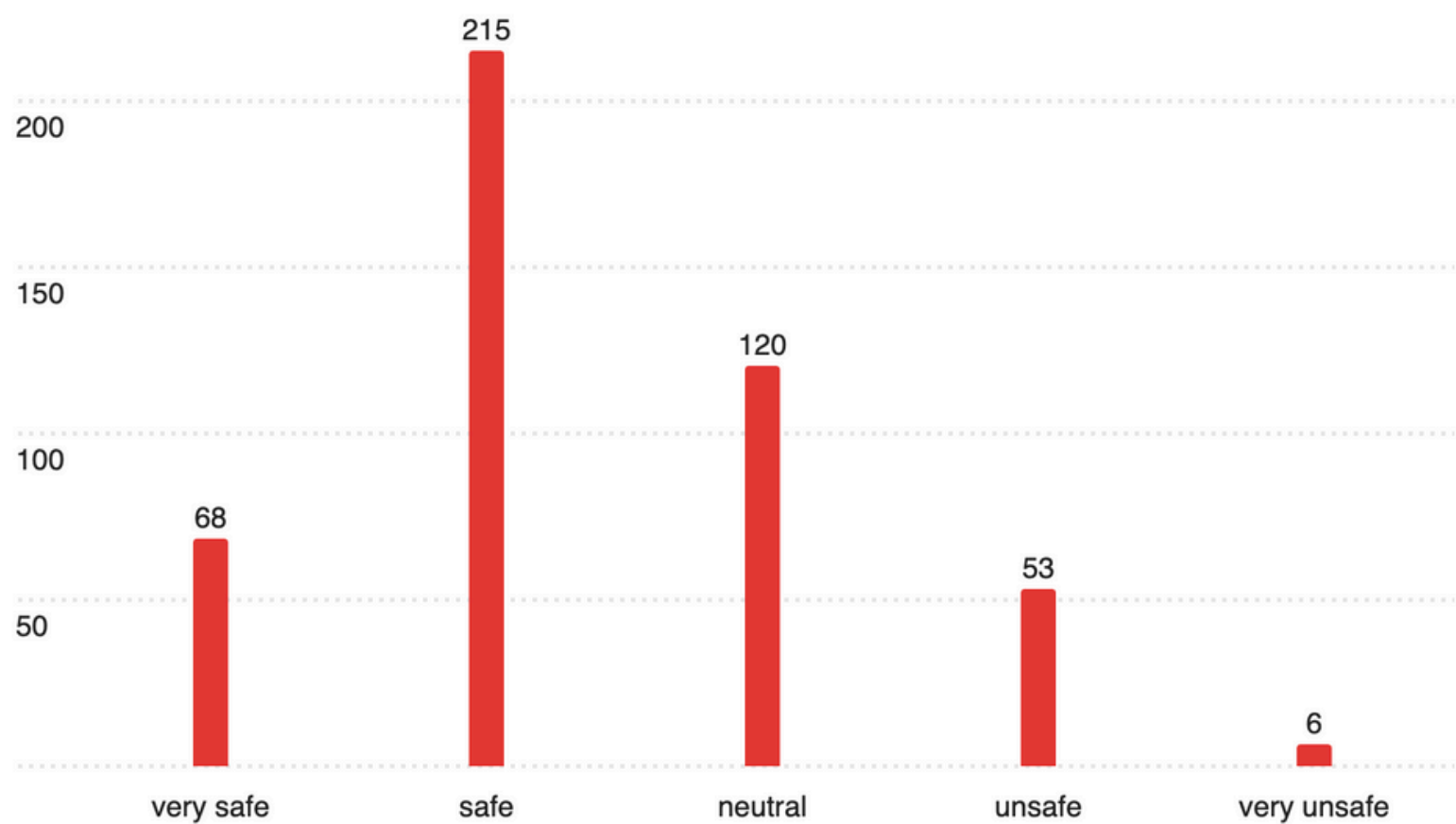
NECKO

State Memorial Research Institute

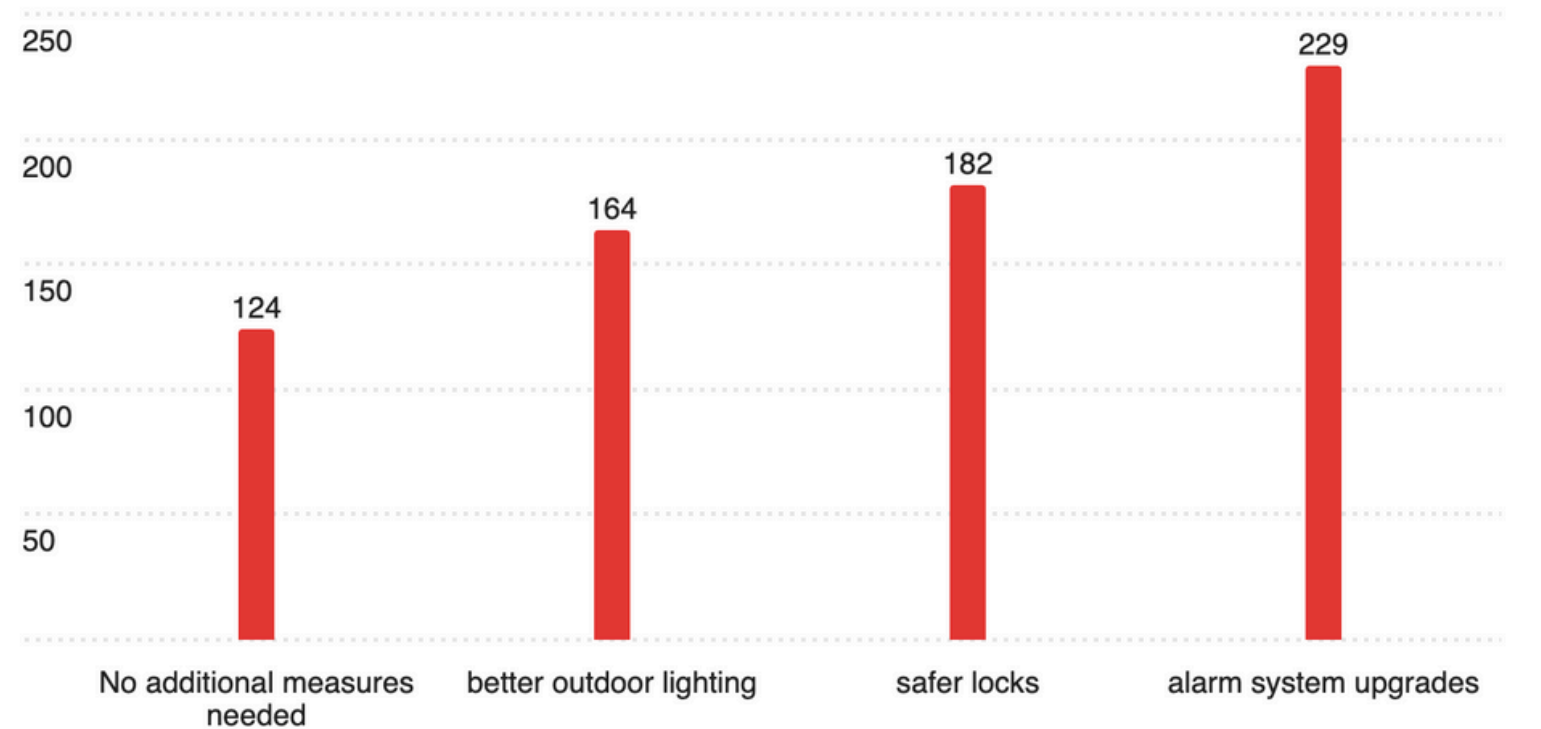
Dennison Place & The Circles

5th Avenue

How would you rate the safety of the area in which you rented?



Is there anything your property manager could do to increase the safety in your unit?



To do list

- ☐ Lease review from SLS
- ☐ Renter's insurance
- ☐ Roommate agreement
- ☐ Repair requests in writing
- ☐ Watch SLS info videos



studentlegal.osu.edu



**STUDENT
LEGAL
SERVICES**

614.247.5853 (call or text)

studentlegal@osu.edu



20 e. 11th avenue
@ohiostatelawyers



Visit Willie J. Young, Sr. Off-Campus and Commuter Student Engagement

Ohio Union Room 3106

Walk-in Hours:

Monday – Friday

8 a.m. to 5 p.m.

Complimentary Services:

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Personal Safety Alarms

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and much more!

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 @offcampusosu

 @offcampus_osu



THE OHIO STATE UNIVERSITY

OFFICE OF STUDENT LIFE

YOUR SAFETY IS OUR TOP PRIORITY!

Use these safety resources on and off campus.



RAVE GUARDIAN

Rave Guardian allows you to select friends or family as a virtual guardian to follow you via GPS tracking, using a destination-based timer.

Download by searching “Rave Guardian” inside the Ohio State app.



TRANSPORTATION SAFETY

Lyft Ride Smart at Ohio State offers eligible students discounted rides, inside the university-designated service area, during evening and overnight hours. The university also offers CABS On-Demand with service between central and west campus.

Visit ttm.osu.edu/ride-smart | Visit ttm.osu.edu/on-demand



SAFETY NOTICES

Ohio State’s Department of Public Safety uses a variety of methods to communicate with the campus community, including an off-campus Community Crime Map.

Visit dps.osu.edu/alert-notices



SAFETY DEVICES

Remember to lock your windows and doors and pick up complimentary safety alarms from the Willie J. Young, Sr. Off-Campus and Commuter Student Engagement office located in the Ohio Union. Free personal safety devices are also available.

Visit offcampus.osu.edu/resources/safety



SAFETY PATROLS

The Ohio State University Police Division (OSUPD) and Columbus Division of Police (CPD) work closely to provide patrols on and around campus. This is supplemented by non-sworn security, including Buckeye Block Watch, lights and cameras.

Visit dps.osu.edu



ADD OSUPD TO YOUR CONTACTS

Add the OSUPD non-emergency number 614-292-2121 to your contacts and always dial 9-1-1 in case of emergencies. For off-campus crime, call CPD at 614-645-4545.

ADDITIONAL RESOURCES

Safety Resources ↓

dps.osu.edu/resources

Willie J. Young, Sr. Off-Campus and Commuter Student Engagement ↓

offcampus.osu.edu/resources/safety/

Off-Campus Housing Network ↓

offcampus.osu.edu/off-campus-housing-network/

🐦 Ohio State Police Division
@OSUPOLICE

📷 Ohio State Police Division
@OSUPOLICE

🐦 Emergency Management
@OSU_EMFP

🐦 Student Life at Ohio State
@StudentLifeOSU



THE OHIO STATE UNIVERSITY

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provided. \$100 in student
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hours available. Learn
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cleanupcbus](https://go.osu.edu/cleanupcbus)



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from various destinations
for Thanksgiving and
spring break. Learn more
at [usg.osu.edu/buckeye
roadtrip](https://usg.osu.edu/buckeye
roadtrip)

AIRPORT SHUTTLE

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transportation to and
from CMH during break
periods! Learn more at
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**\$42,936 est. saved
on rideshares**

 Cars  

Lyft 4 **\$28.72**
Pickup in 2 min  **11:05 AM**

BUCKEYE 5K



Kick off the spring with
USG at the Buckeye 5K.
Shirts, giveaways, and a
light breakfast provided.
Registration is free! Learn
more at
[go.osu.edu/buckeye
mile](https://go.osu.edu/buckeye
mile)



UNDERGRADUATE
STUDENT GOVERNMENT

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To learn more about USG resources and initiatives, check out

usg.osu.edu

