

Renter's Choice

The City of Columbus provides additional options and protections for tenants renting from operators/landlords in Columbus. Landlords may be held criminally liable for a misdemeanor offense for violating these laws.

- (1) *Renter's Choice* requires a landlord with 5 or more units to provide the tenant with written notice and the option to pay any applicable security deposit in full or in payments over 3, 6 or more monthly payments due when rent is due.
- (2) *Rental Receipt* obligates a landlord to provide the tenant with written receipt of any security deposit or rent payments at the time the money is received, unless the payment is processed electronically such as through a 3rd party portal.
- (3) *Source of Income* protections for tenants prohibit landlords from discriminating against a tenant because of the tenant's source income, including social security, child support, spousal support, housing choice vouchers and other lawful means of payment. For example, based on source of income, a landlord cannot refuse to lease, make a distinction between price or terms, discourage a tenant from renting, tell a tenant a unit is not available when it is, or deny renting a unit to a tenant that, but for the source of income, would satisfy any application criteria and/or income thresholds.