



Ohio Administrative Code Rule 4781-12-31 Intimidation prohibited.

Effective: January 20, 2020

(A) No park operator of a residential premises shall initiate any act, including termination of utilities or services, exclusion from the premises, or threat of any unlawful act, against a resident or a resident whose right to possession has terminated, for the purpose of recovering possession of a residential premises, other than as provided in Chapters 1923., 4781., and 5303. of the Revised Code.

(B) No park operator of a residential premises shall seize the furnishings or possessions of a resident or of a resident whose right to possession was terminated, for the purpose of recovering rent payments, other than in accordance with an order issued by a court of competent jurisdiction.

(C) A park operator who violates this section is liable in a civil action for all damages caused to a resident or to a resident whose right to possession has terminated, together with reasonable attorneys' fees.

(D) In the event that a court of competent jurisdiction determines that a park operator has violated any of the divisions of section 4781.49 of the Revised Code, the division shall consider such violation a violation of this rule and may take action pursuant to section 4781.121 of the Revised Code.
