

Ronald J. H. O’Leary, Judge
 Cleveland Housing Court
 1200 Ontario Street - Courtroom 13B
 Cleveland, Ohio 44113

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CLEVELAND Housing Court
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Cleveland Housing Court

Ronald J. H. O’Leary, Judge

SPRING 2017 ISSUE



HOUSING COURT JUDGE
RONALD J. H. O’LEARY

A Message from Judge O’Leary:

Cleveland is a vibrant city with diverse neighborhoods. Families, students, young professionals, first-time homeowners, and empty-nesters call our city home. The living spaces in Cleveland are as varied as the people who occupy them: single-family homes, side-by-side doubles, apartment buildings, artists’ lofts, condominiums, and rehabbed commercial spaces all provide us shelter and much more – they are the places where we eat and rest, laugh with friends, read and do homework, reminisce, plan, and dream.

Many of Cleveland’s residents own their own homes. Others choose to rent while they save to buy a home, try neighborhoods on for size, avoid home-ownership expenses, or simply because they choose to spend their time and energy on other things. Rental properties are a crucial part of the fabric of Cleveland’s neighborhoods. The condition of those properties has a powerful impact on the neighborhood livability.

The Housing Court is pleased to offer resources not only to homeowners, but to landlords and tenants as well. The Court’s

Housing Clinic on the 13th floor of the Justice Center is open Monday through Friday from 8:00 a.m. until 4:00 p.m. The Court’s Housing Specialists have experience and expertise in historic home preservation, home repair and rehabilitation, City codes and programs, landlord-tenant issues, banking, and more. They are available to answer questions and provide information about available resources to City residents and property owners. We offer free mediation services to help landlords and tenants resolve their disputes and either mend their relationship or end it on terms everyone can live with.

The Housing Court’s Referral Project can assist vulnerable tenants to find social-service agencies that can assist them in coming current in rent or locating new housing. The housing court’s website: ClevelandHousingCourt.org gives access to many of the court’s forms, information sheets and links to the court docket. Please take advantage of the resources available in this newsletter and at the court.

Ronald J.H. O’Leary

KEYS TO IMPROVING YOUR NEIGHBORHOOD

HOUSING TELEPHONE NUMBERS

Housing Court Judge
Ronald J. H. O’Leary
 216-664-4989

Housing Specialists.....216-664-4295 Evictions/Move-Outs.....216-664-4765

Please visit our website at: www.ClevelandHousingCourt.org

RENTAL INFORMATION CENTER

Cleveland Tenants’ Organization216-432-0609 Legal Aid Society.....216-687-1900

CITY OF CLEVELAND

Building & Housing

Commissioner’s Office.....216-420-8416	Demolition216-664-4319
Building Code Complaints216-664-3095	Electrical Chief Inspector216-664-2207
Housing Code Complaints216-664-2007	Fair Housing Complaints216-664-4663
Environmental Health Commission.....216-664-2300	Homeless Services216-436-2000
Health Code Complaints216-664-2324	HVAC Chief Inspector.....216-664-2284
Housing Court Prosecutor.....216-664-3572	Illegal Dumping216-664-DUMP
Cleveland City Council.....216-664-2840	Land Bank Lots.....216-664-4126
Mayor’s Action Center.....216-664-2900	Permits, Contractor Registration.....216-664-6424
Arson.....216-623-5454 or 216-664-6380	Plumbing Chief Inspector216-664-2284
Board-Up.....216-664-3639	Rental Registration.....216-664-2827
Building Rehab Review216-664-4423	Weatherization216-574-1000
Community Policing216-623-5080	Zoning Administration.....216-664-3827

“The Cleveland Housing Court Staff and I are proud of the reputation of being a problem solving Court”.

“We hope the information provided will assist you with your housing concerns”.

Need Help to Pay Your Court Fine?

You may be able to perform community service work if you qualify. Ask the Court if you can be referred to Court Community Service to “work off” your fines, costs and fees. Community Service can be arranged to fit most schedules and can accommodate special needs with meaningful projects such as boarding up vacant homes, removing junk and debris, cutting grass and covering graffiti to help make your neighborhood better. Court Community Service is a sentencing alternative that can help you and your community.

What Every Landlord Should Know

What Every Landlord Should Know Seminar

Wednesday, June 21st - 3:00 p.m.-6:00 p.m.

Polish American Cultural Center

6501 Lansing Avenue - Cleveland, OH 44105

There is no charge to attend this event

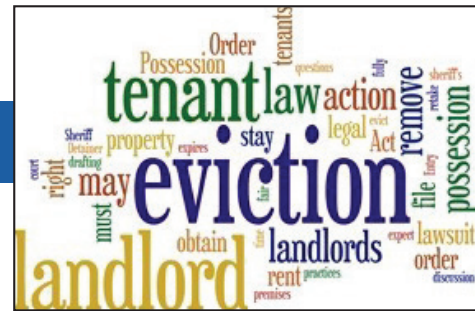
Sponsored by:

Ronald J. H. O'Leary, Judge

Cleveland Housing Court

216-664-4989

www.clevelandhousingcourt.org



This free seminar will provide landlords with information and techniques to help them create positive landlord-tenant relationships, and succeed in evictions, should they become necessary. Landlords also will receive information about the assistance and resources available through the Cleveland Housing Court.

Topics will include: Best Management Practices • Tenant Screening Tips • Landlord-Tenant Obligations • Local Rules and Requirements • Eviction Process: The Complaint - The Hearing - Move-Outs • Rent Deposits • Social Service Referrals and much more... Mediation Process • Obligations of Owners of Properties in the City of Cleveland • Rental Registration • Criminal Charges • Move-Out Procedures & Issues. Please join us for a chance to learn from the Court's experts—and each other!

Case Resolution through Mediation

The Cleveland Housing Court under Judge O'Leary continues to offer Mediation Services giving parties before the Court an opportunity to resolve their dispute. The parties, upon agreement will sit down with a trained Housing Court Mediator, who is a neutral third party and attempt to reach an agreement regarding their dispute. The Mediator helps the parties explore their options and will put the agreement in writing. Many parties find that they can abide by an agreement they help write.

For additional information please contact the Housing Specialist's Department at 216-664-4295.

Seminar Registration Form

Name(s): _____

Address : _____

City: _____

State: _____ Zip: _____

Phone: _____

Email: _____

Total number attending: _____

Register by June 19, 2017

Register on the Web:

clevelandhousingcourt.org/en-US/registration.aspx

or

Register by Mail:

Cleveland Housing Court

1200 Ontario Street

Courtroom 13B

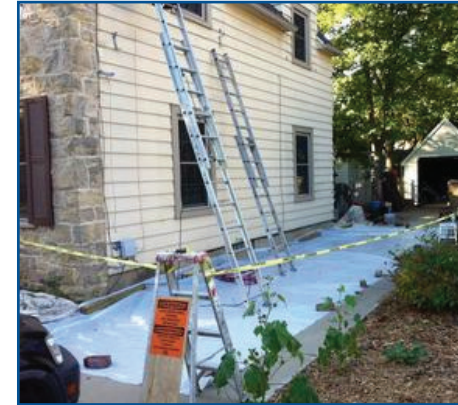
Cleveland, OH 44113

Attn: Diana Twymon

GETTING THE LEAD OUT

Ronald J. H. O'Leary, Judge
Cleveland Housing Court

Lead-based paint was widely used in homes during the early part of the 20th century. While the use of lead-based paint began to drop in the 1950's it was not stopped altogether until it was banned for home use in 1978. Because of the average age of the housing stock in Cleveland, peeling or chipping paint may contain lead. At high levels, lead can cause seizures, coma and death. Even at very low levels, lead can cause behavior problems, learning difficulties and slow growth. You may be able to take preventive maintenance action now and avoid a criminal code citation and a Lead Hazard Control Order.



In most circumstances where the property is owner-occupied and no Lead Hazard Control Order has issued, you may perform the work yourself. It is best to use lead-safe practices to prevent lead dust from spreading throughout your home and yard areas. But, where the property is a rental, federal law requires that you hire a Certified Renovator to stabilize/repaint surfaces, replace windows, remove contaminated soil, etc.

After a Lead Hazard Control Order is issued, the time and expense of correcting lead paint problems increases substantially. The Order eliminates your ability to do any of the work on your own and mandates that you hire a Licensed Lead Abatement Contractor. The cost of this type of work can be in the tens of thousands of dollars.

For information on the City of Cleveland's Lead Hazard Control grant-program go to: <http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment/DivisionofNeighborhoodServices/LeadHazardControlProgram>. To learn what you can do to stabilize conditions at your property and for more information on lead-safe work practices go to: <https://www.epa.gov/lead/renovation-repair-and-painting-program-do-it-yourselfers> or <http://www.hrrc-ch.org/wp-content/uploads/2012/07/LEAD-CONTROL-OUTSIDE.pdf>.



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Please visit our website at:

www.clevelandhousingcourt.org

Waste Collection Update

Bulk Item Disposal Guidelines

Bulk items and tires are picked up the first week of every month. Please follow the disposal guidelines below:

- Items such as appliances, tables, mattresses, box springs and furniture, limit of 3. Please note that furniture and mattresses with bed bugs must be wrapped in plastic
- Tires without rims, limit of 4;
- Branches and wood must be cut and bundled
- Bundles cannot exceed 3 ft. in length and 2 ft. in diameter;
- Leaves and grass clippings must be contained and limited to 20 bags per week.

For more information on set out services, contact the Cleveland Division of Waste at 664-3711.