

4781-12-31

Intimidation prohibited.

- (A) No park operator of 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 residential premises, other than as provided in Chapters 1923., 4781., and 5303. of the Revised Code.
- (B) No park operator of 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 attorney's fees.
- (D) 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 attorney's fees.
- (E) 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 commission shall consider such violation a violation of this rule and may take action pursuant to section 4781.121 of the Revised Code.

Effective: 12/01/2012

R.C. 119.032 review dates: 12/01/2017

CERTIFIED ELECTRONICALLY

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Certification

11/20/2012

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Date

Promulgated Under: 119.03  
Statutory Authority: 4781.04  
Rule Amplifies: 4781.49