

2023



RENTER'S GUIDE

HELPING STUDENTS MAKE INFORMED
OFF-CAMPUS LIVING DECISIONS



OhioStateUniversityUSG



@usgosu



@usg_osu

Dear OSU Student,

Thank you for reading the 2023 version of The Ohio State University Renter's Guide, provided by the Undergraduate Student Government's Student Affairs Committee. It is our sincere hope that this publication will make your search for off-campus housing easier, and that it will allow you to make well-informed decisions in the leasing process. The following pages will provide you with data on landlords in the off-campus area, which was compiled from a survey commissioned by the Undergraduate Student Government (USG) and administered by the Center for the Study of Student Life. The Renter's Guide is one of many yearly USG initiatives to improve the student experience at OSU; for more information, please visit our website at usg.osu.edu to learn more about your student representatives and the work that we do. We welcome your feedback: please feel free to contact us if you have any questions, concerns, or feedback for how USG might better serve you.

Enjoy the Renter's Guide and GO BUCKS!

Stephen Jackman

Stephen Jackman
Deputy Director of 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 Off Campus and Commuter Student Services, 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 473 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.

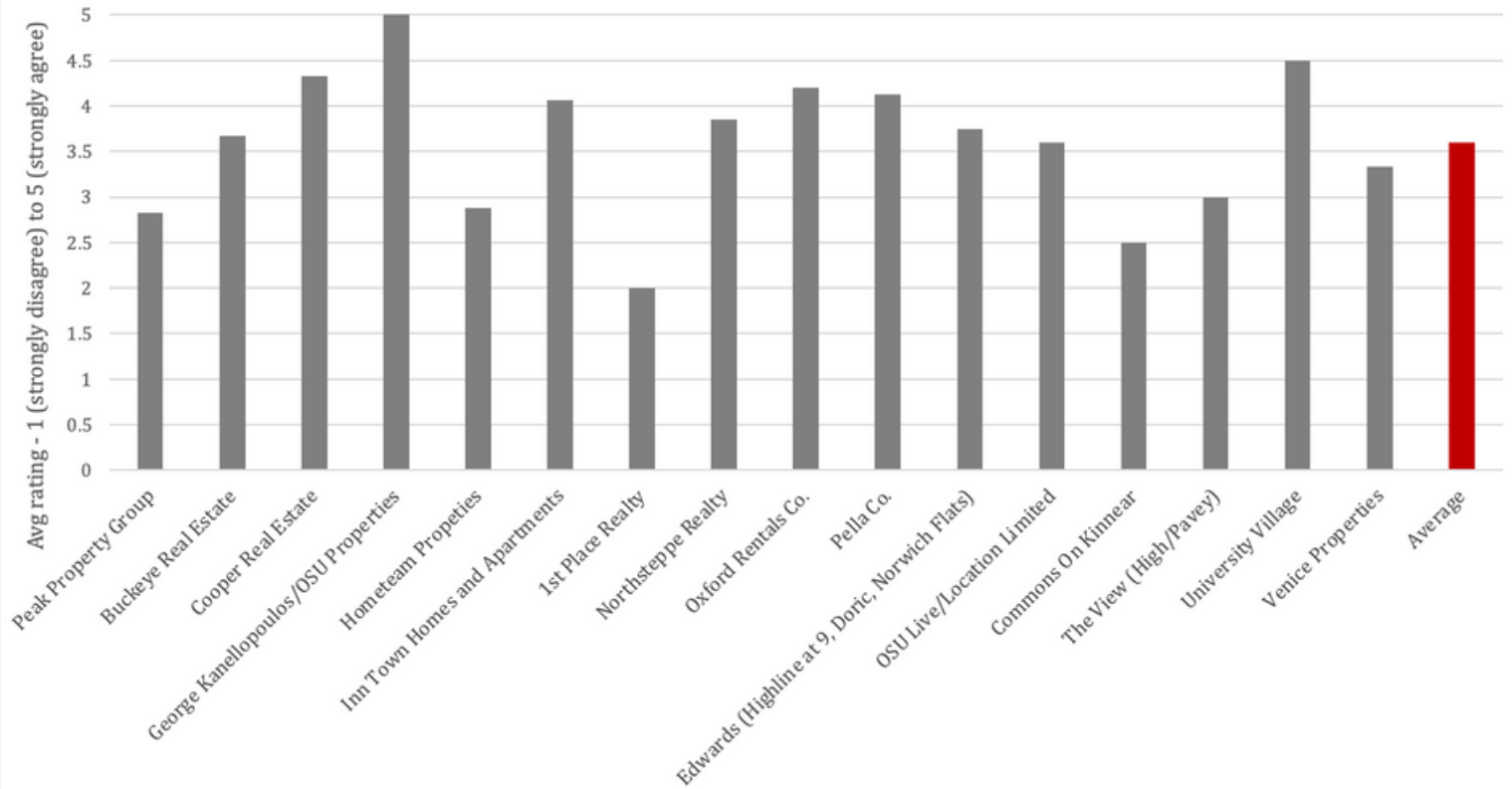
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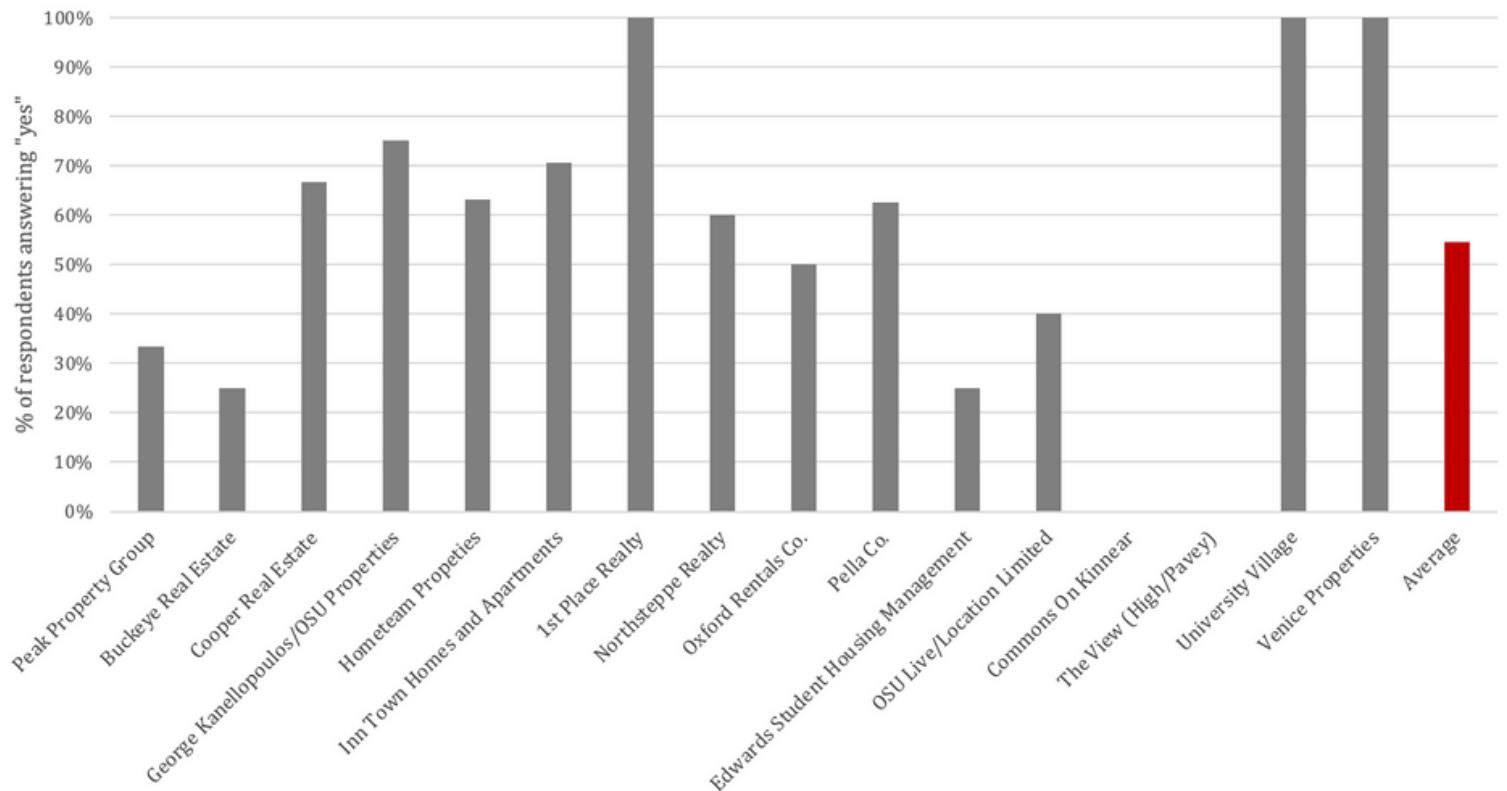


UNDERGRADUATE
STUDENT GOVERNMENT

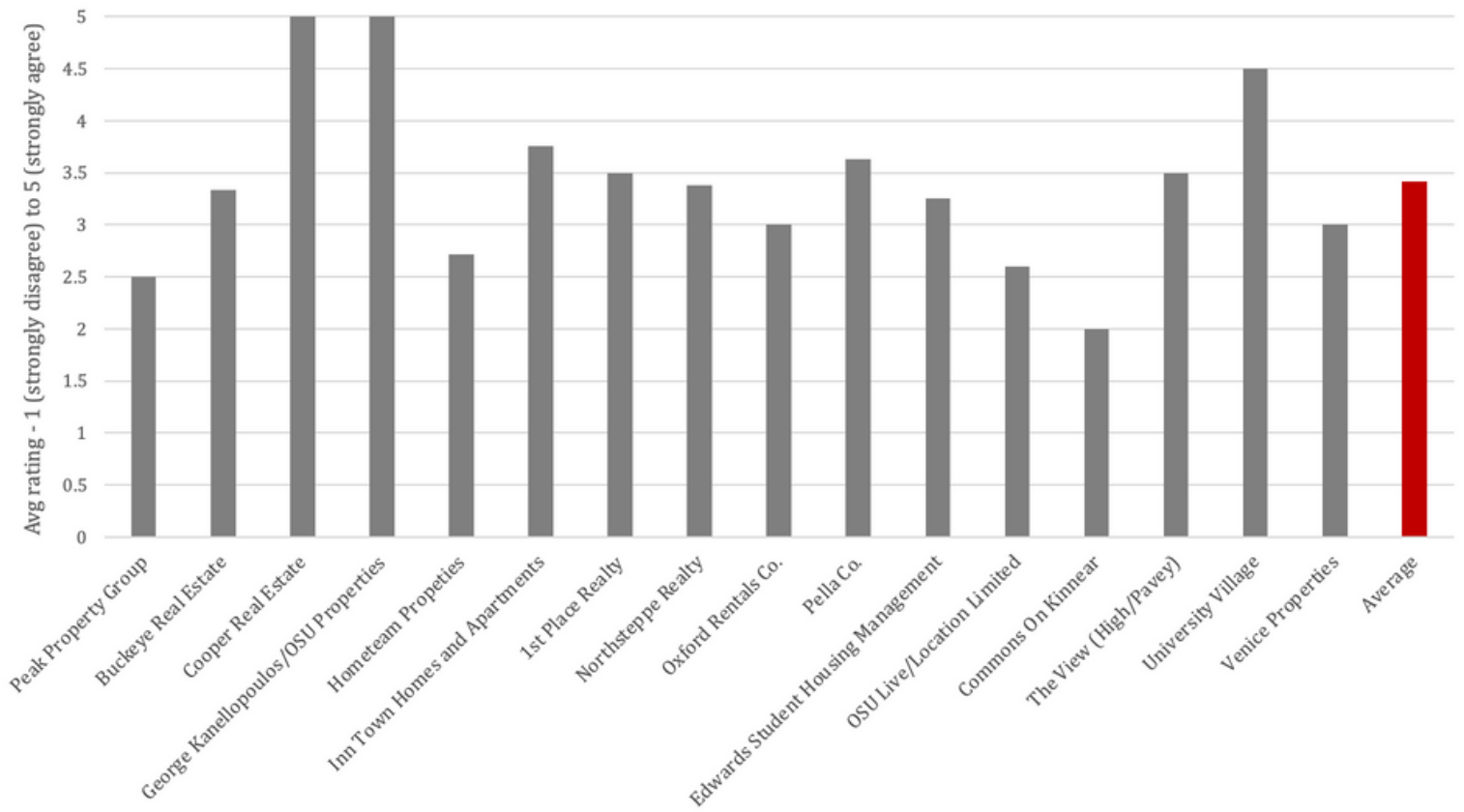
My landlord/property manager clearly described my lease (and all related documents) and all that they entailed.



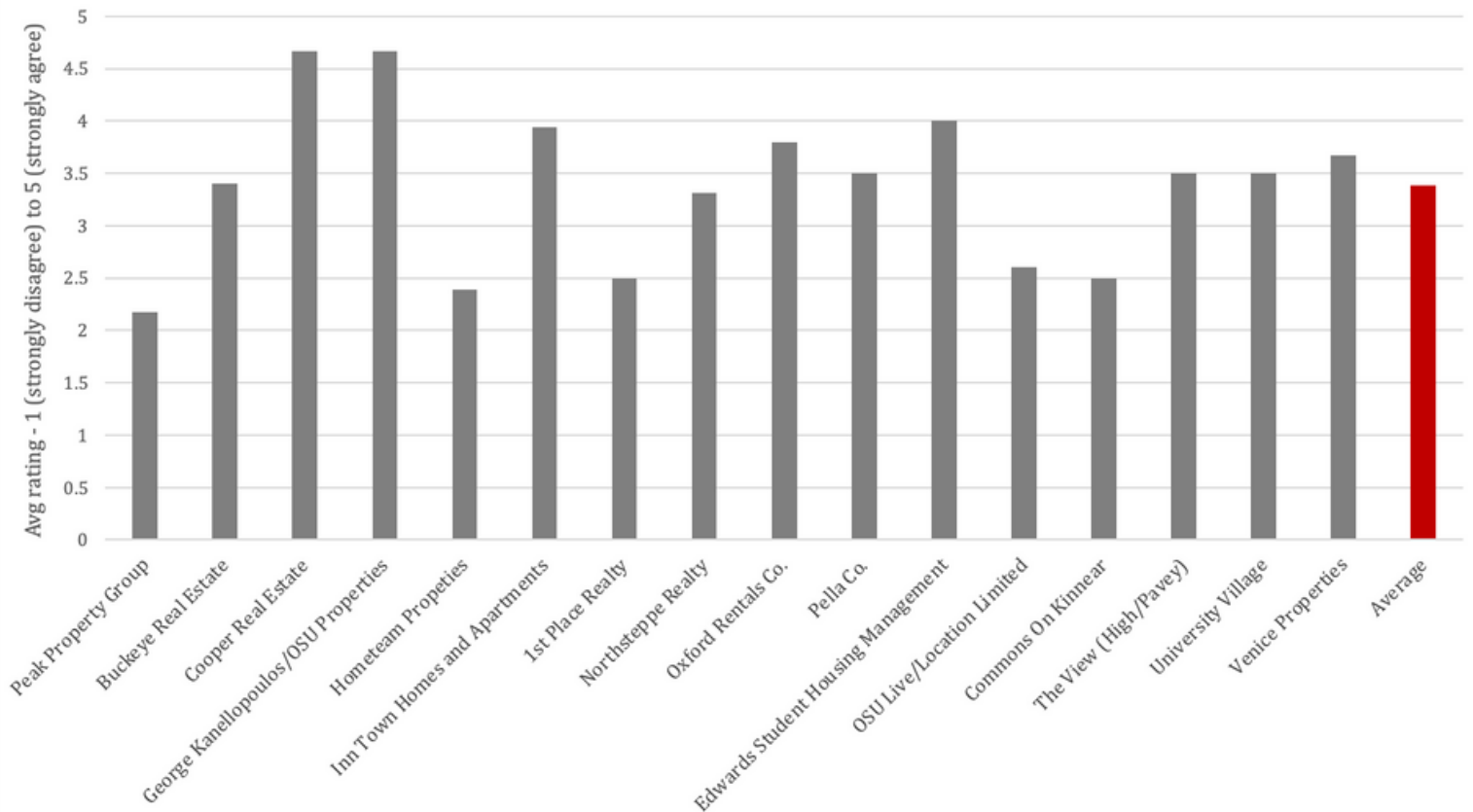
Did your property manager show you the exact unit you would rent (versus, say a model unit) prior to signing the lease?



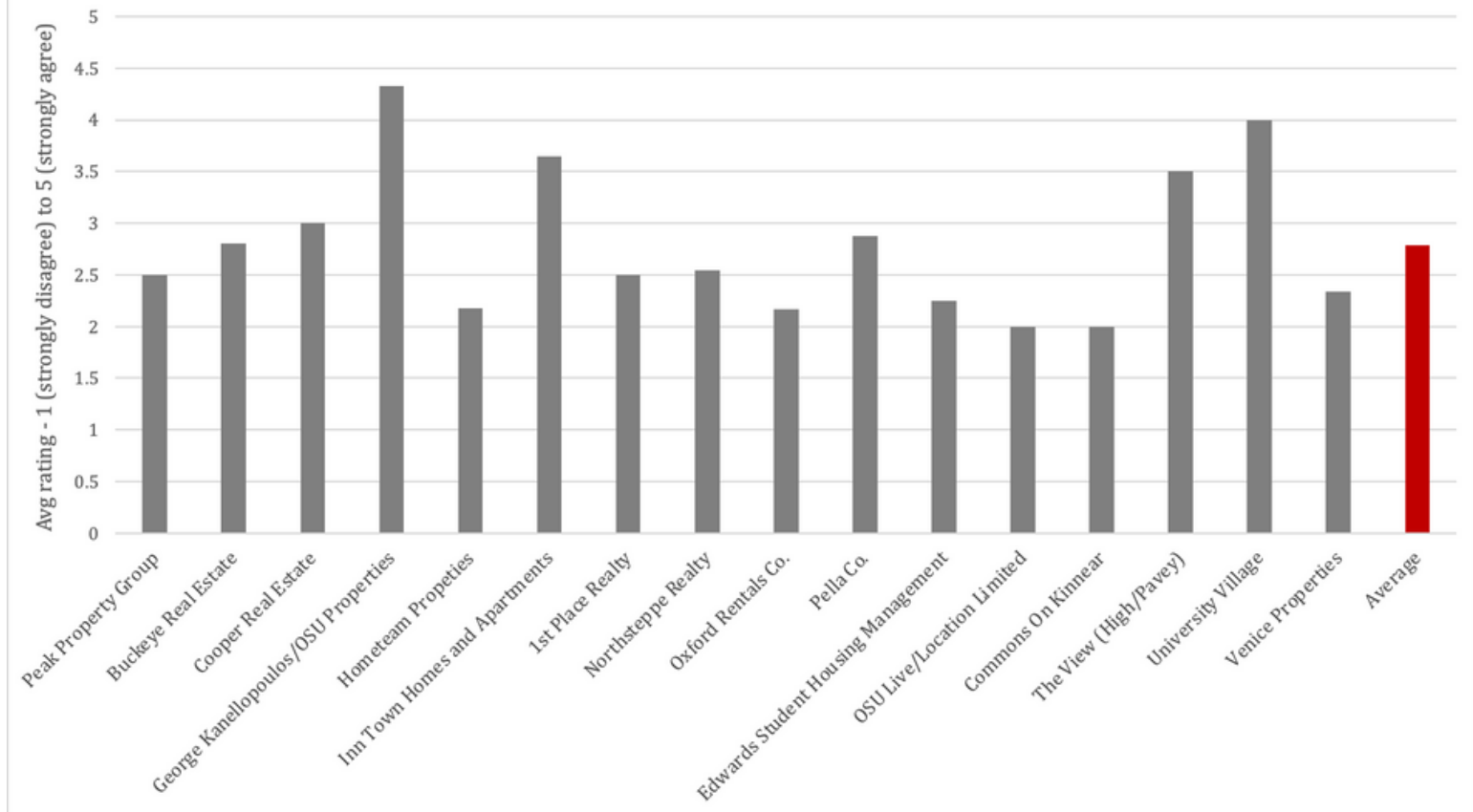
My rental property was clean at the time of move-in.



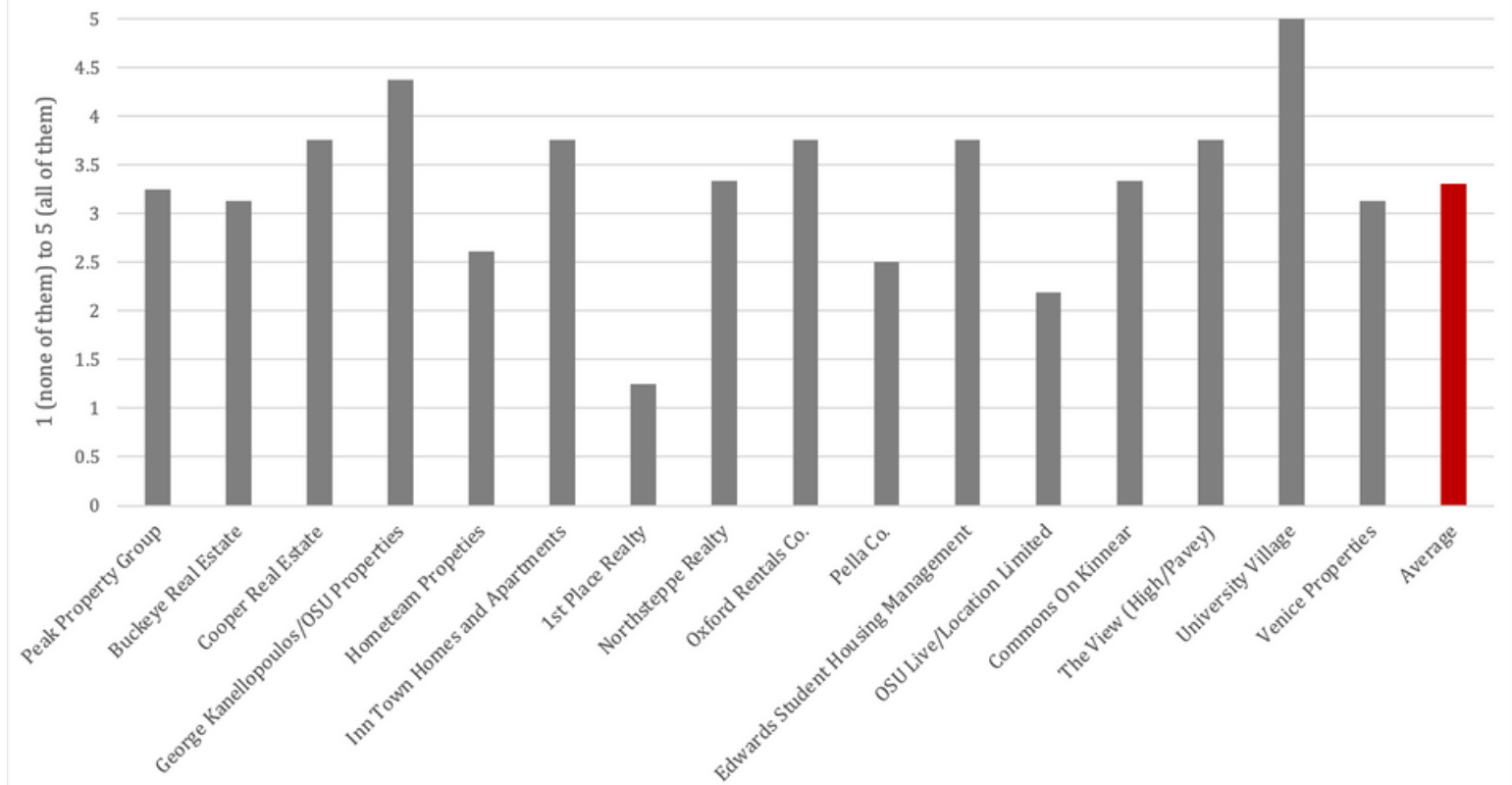
My landlord/property manager was accessible during my move-in.



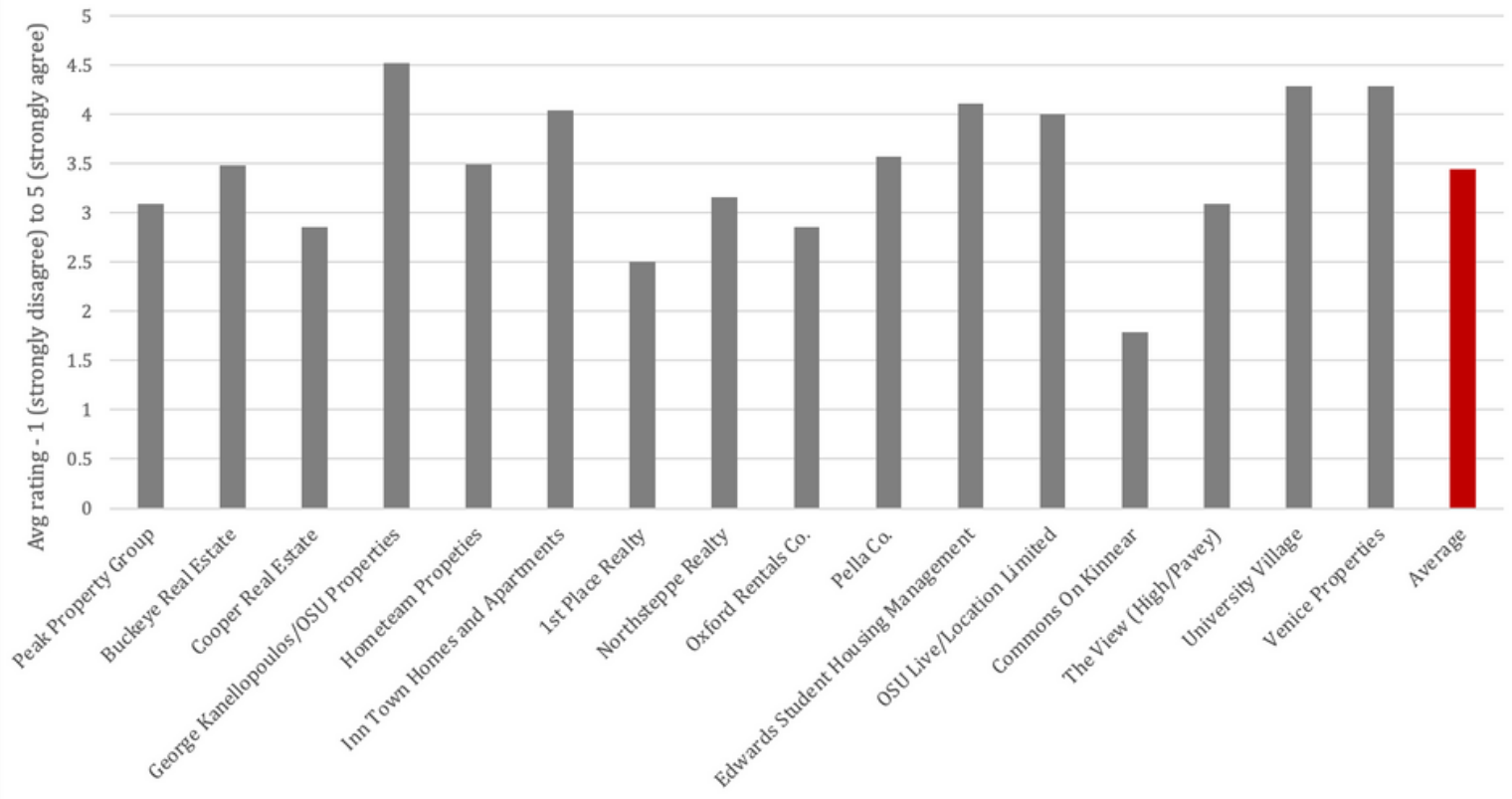
My rental property did not need repairs at the time of move-in.



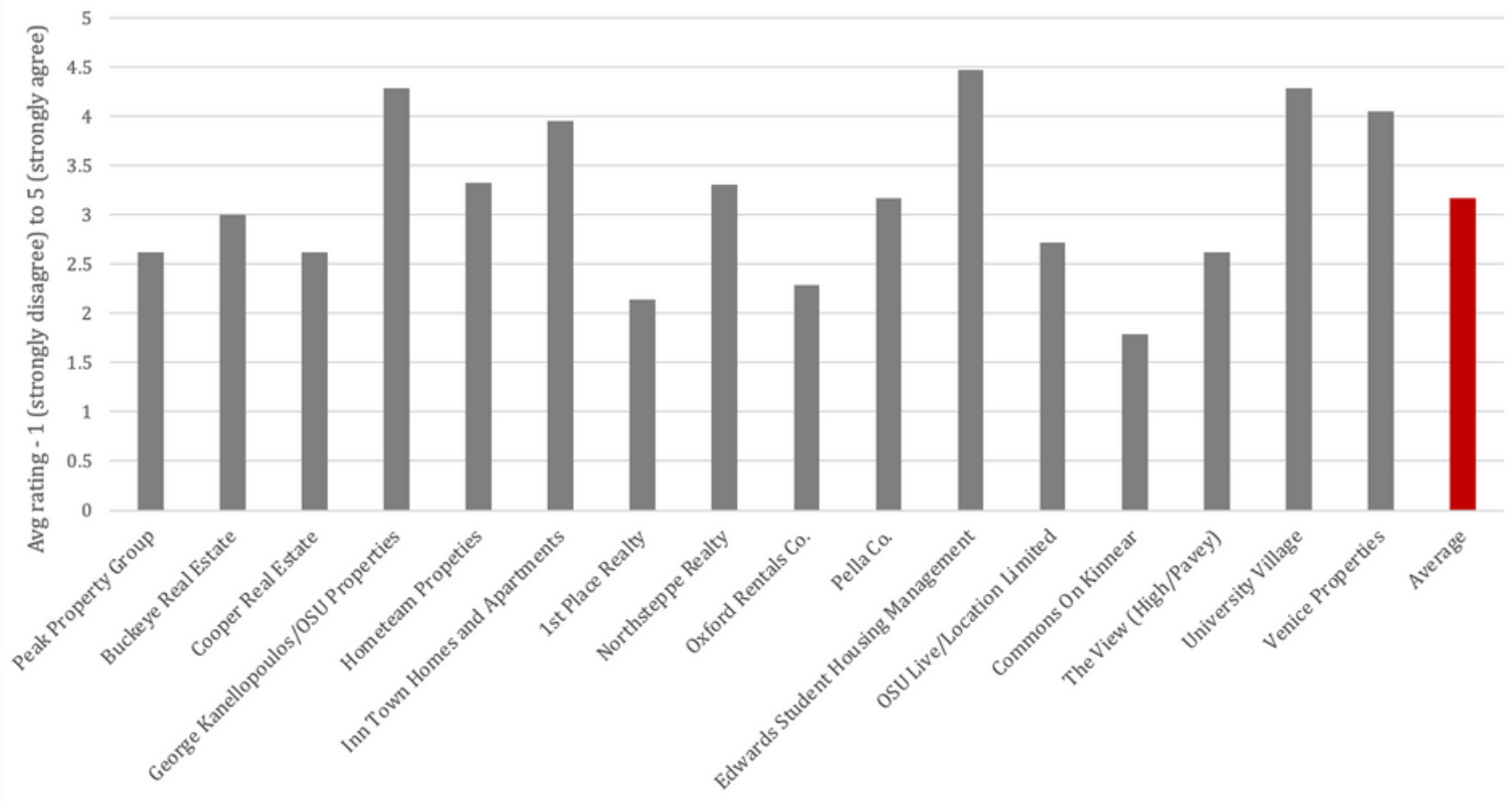
If your property manager agreed to complete renovations/repairs prior to your move in, how many were completed on time?



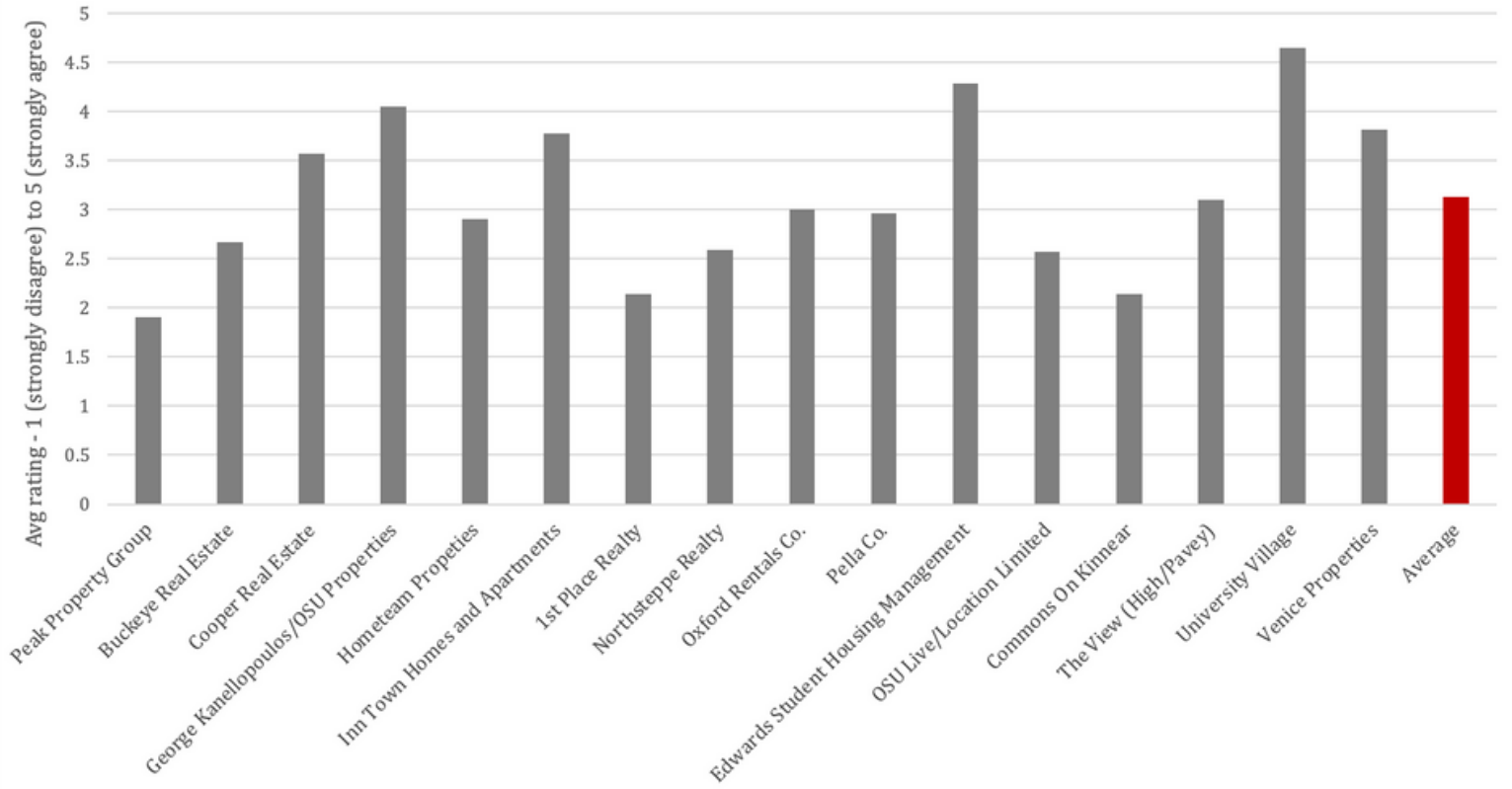
My landlord/property manager properly maintained the exterior of my rental unit (e.g. lighting, property free of garbage, grass cut).



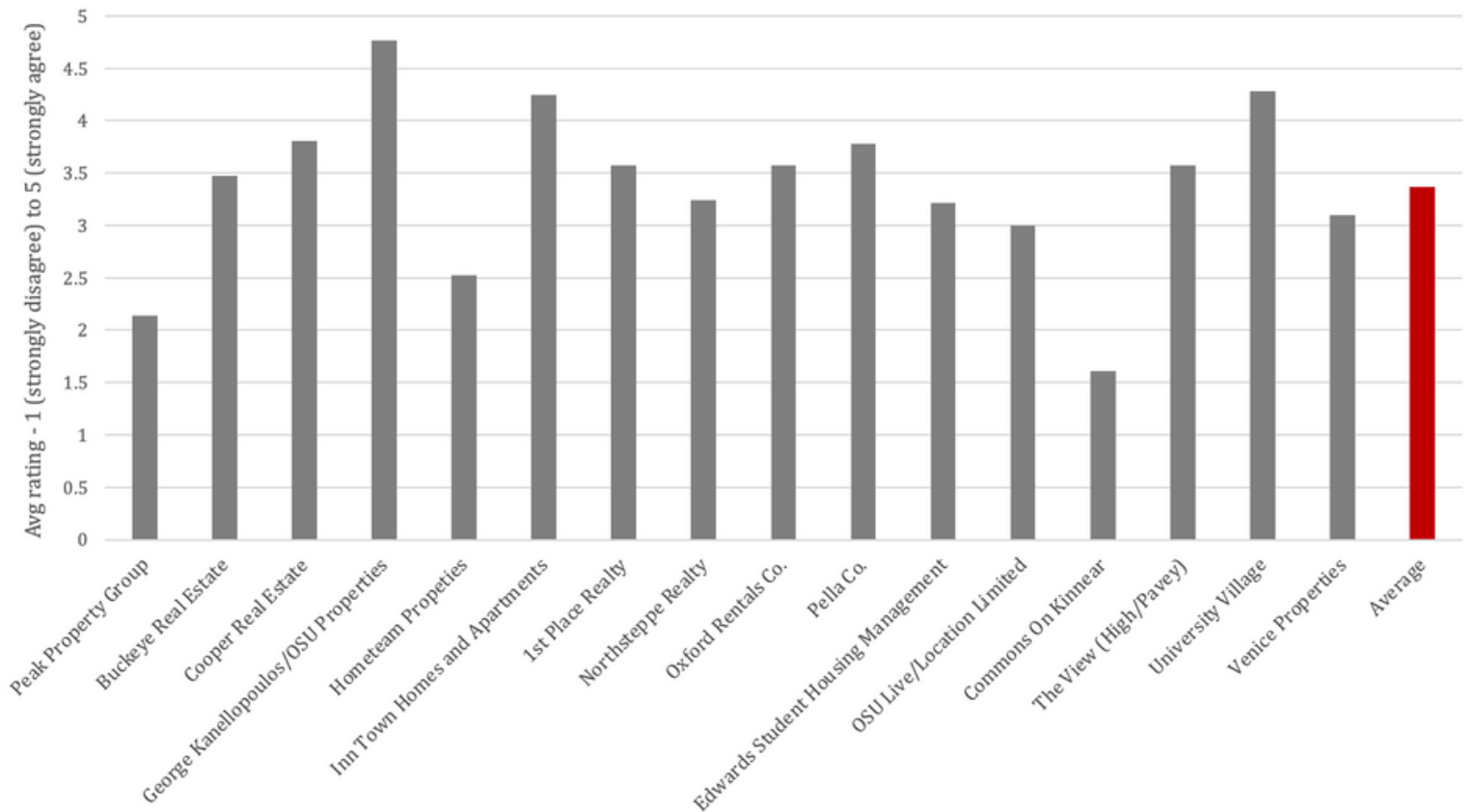
My landlord kept sidewalks and driveways (if applicable) around the property free of significant damage and/or holes.



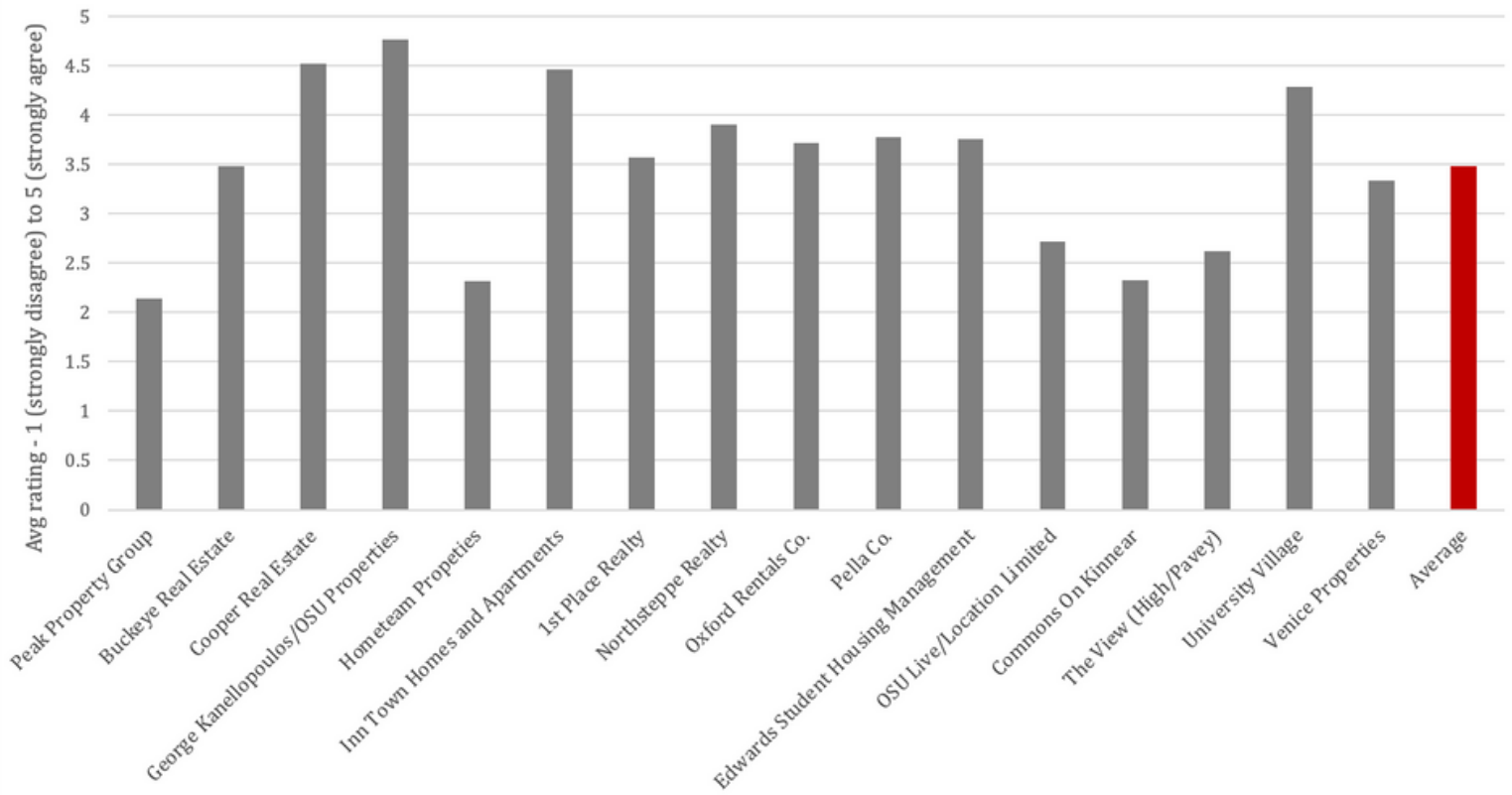
My landlord/property manager provided adequate safety measures for my rental unit.



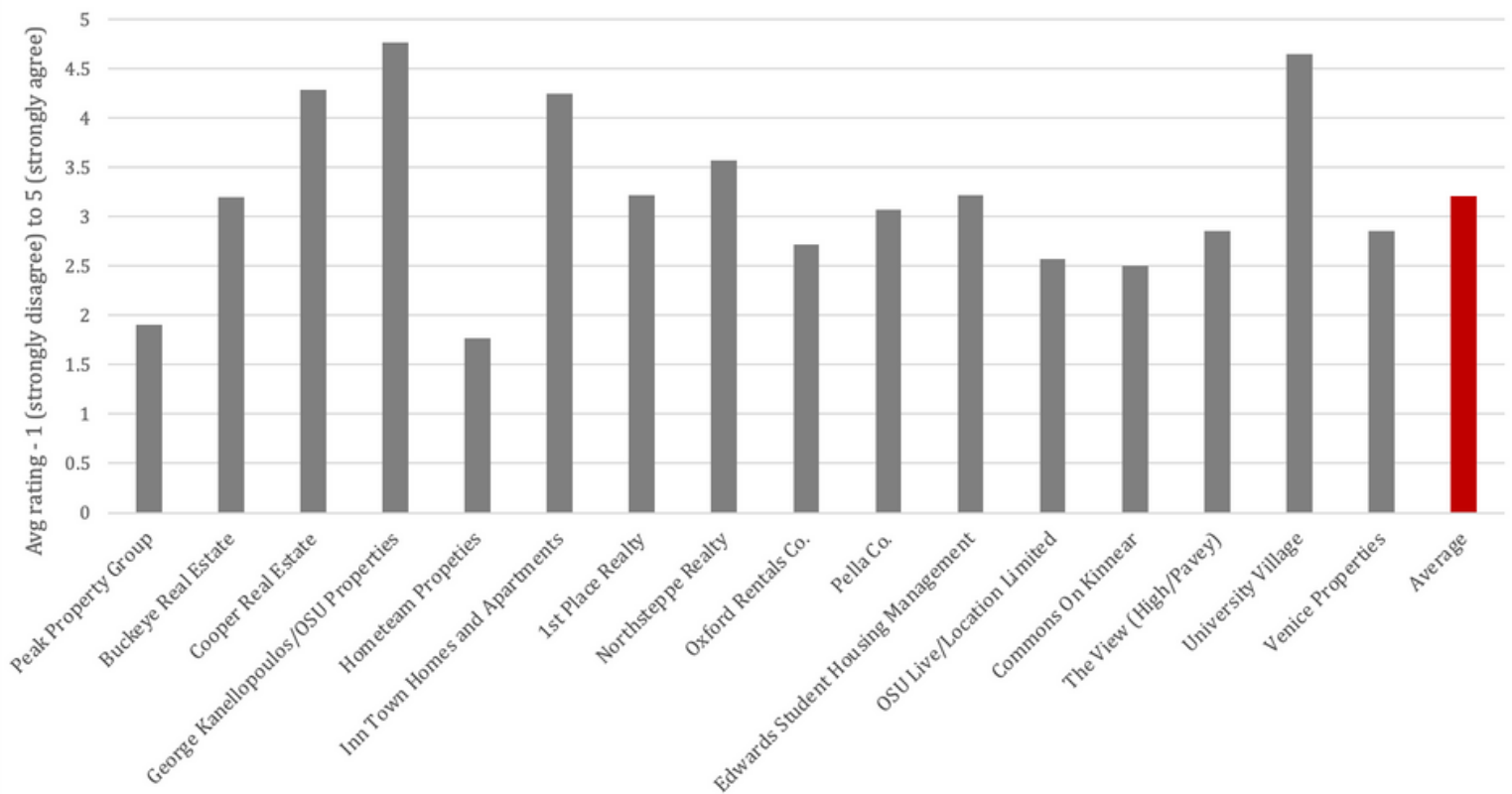
I was satisfied with the overall condition of my property.



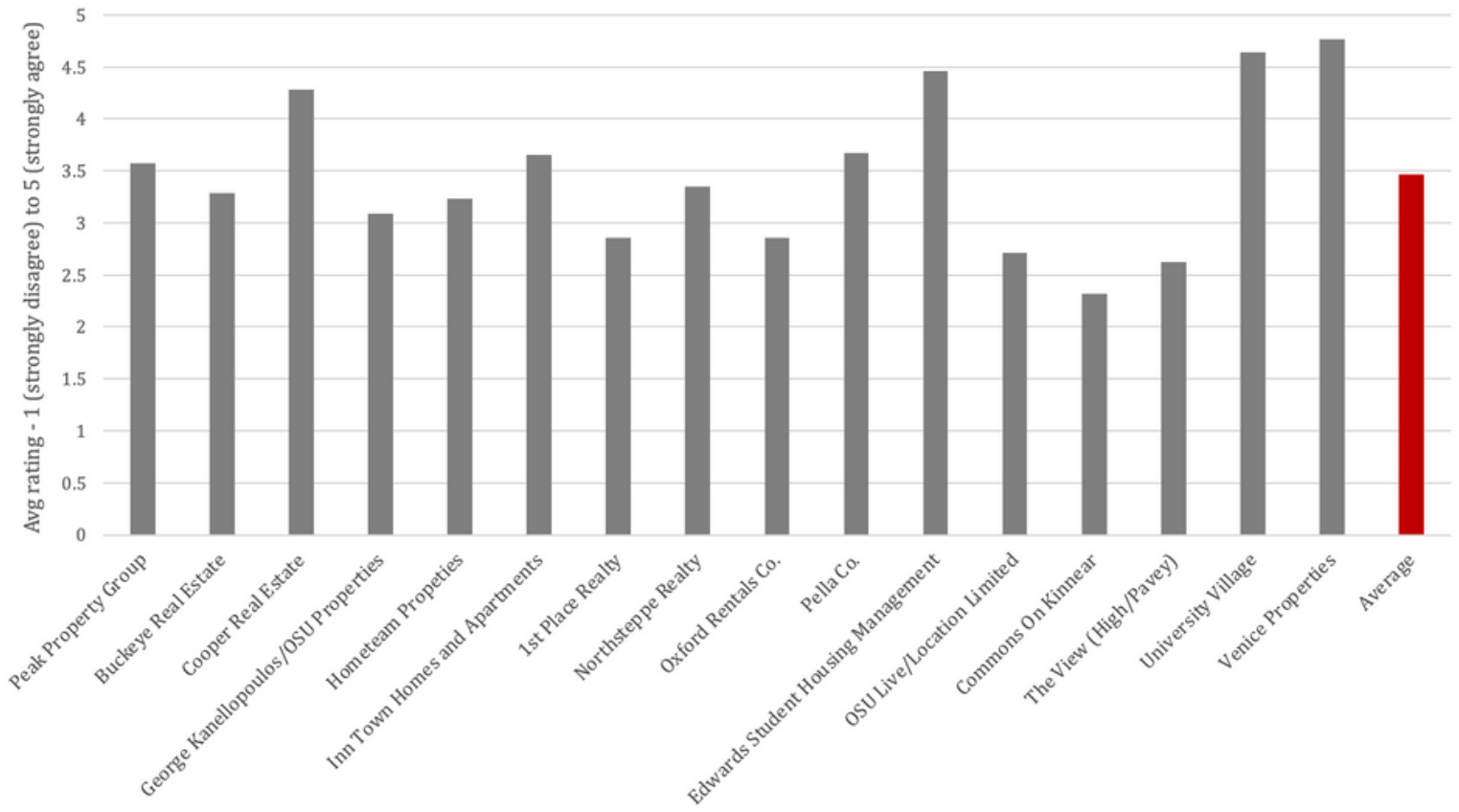
It was easy to contact my landlord/property manager with concerns or requests.



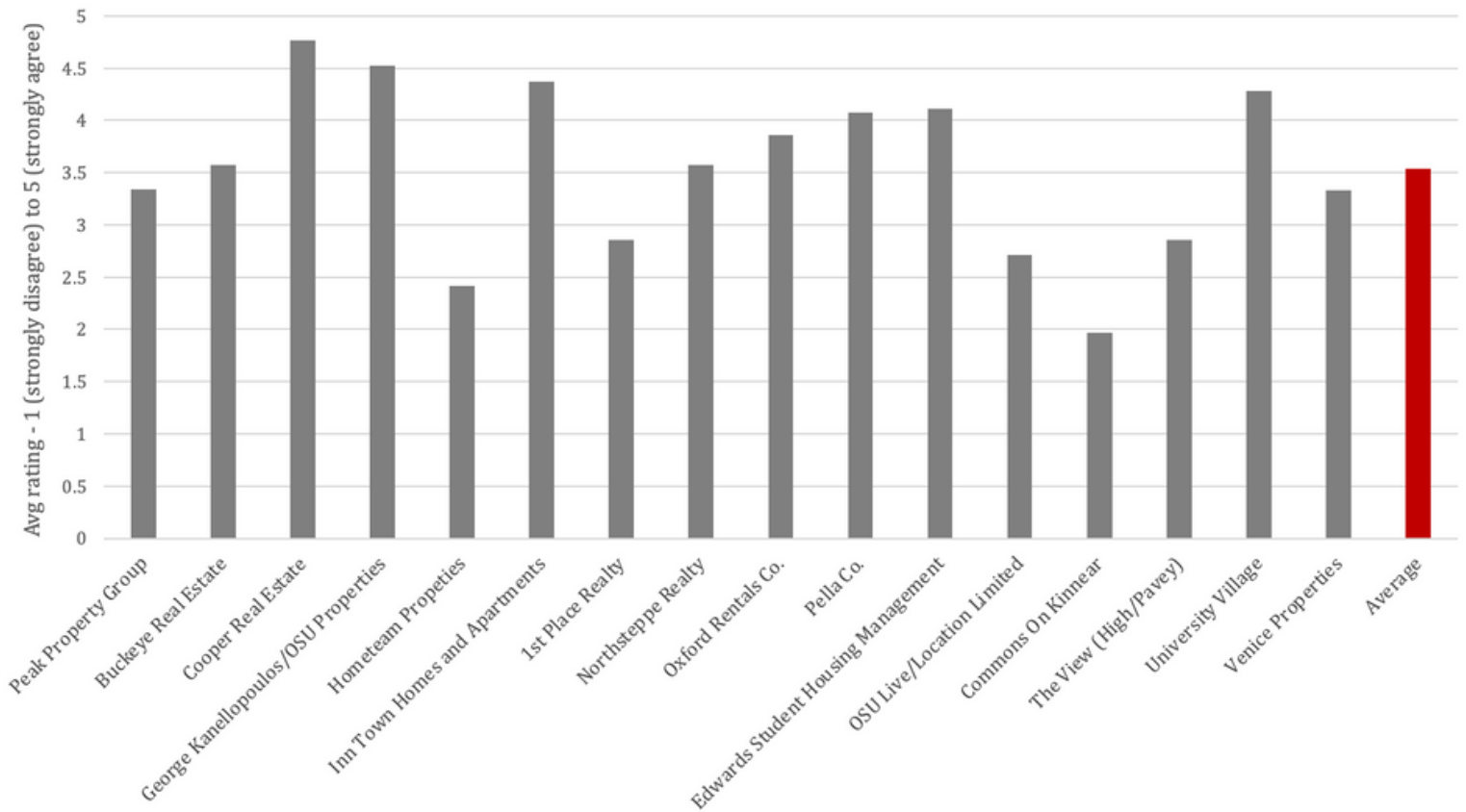
I was satisfied with the response from the landlord/property manager to my concerns or requests.



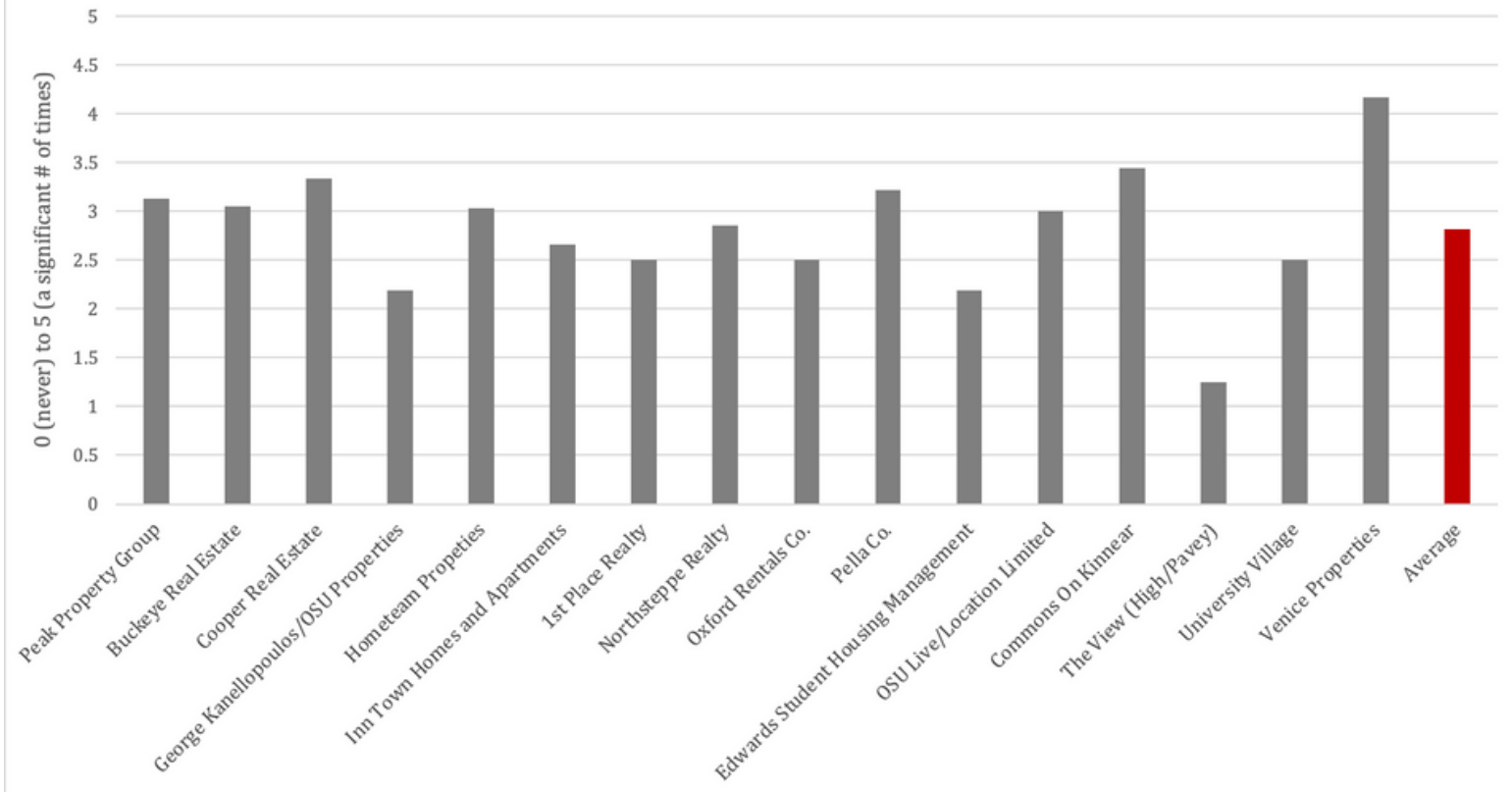
It was easy to find a parking spot at or near my rental property.



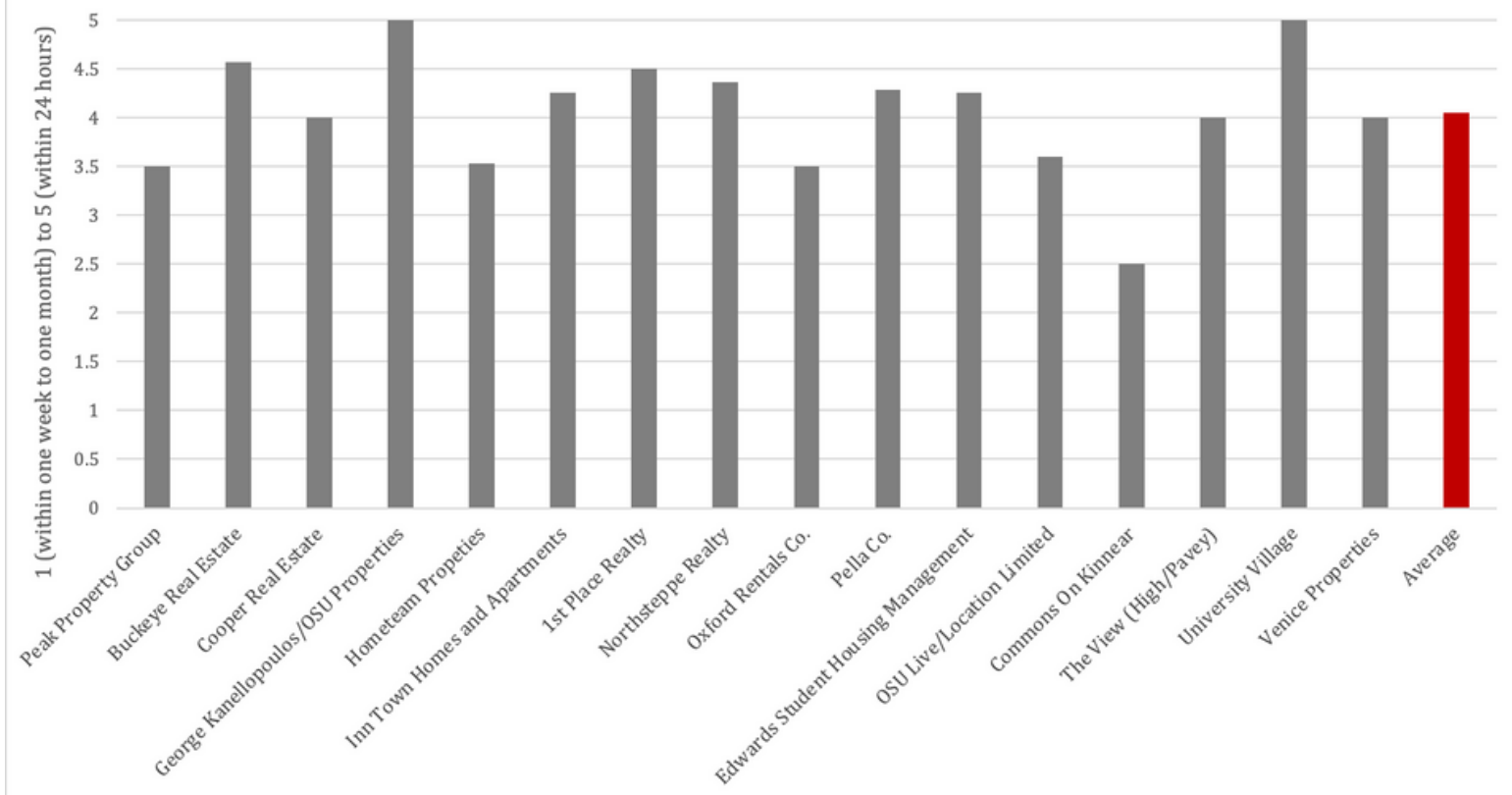
My landlord/property manager was professional and polite.



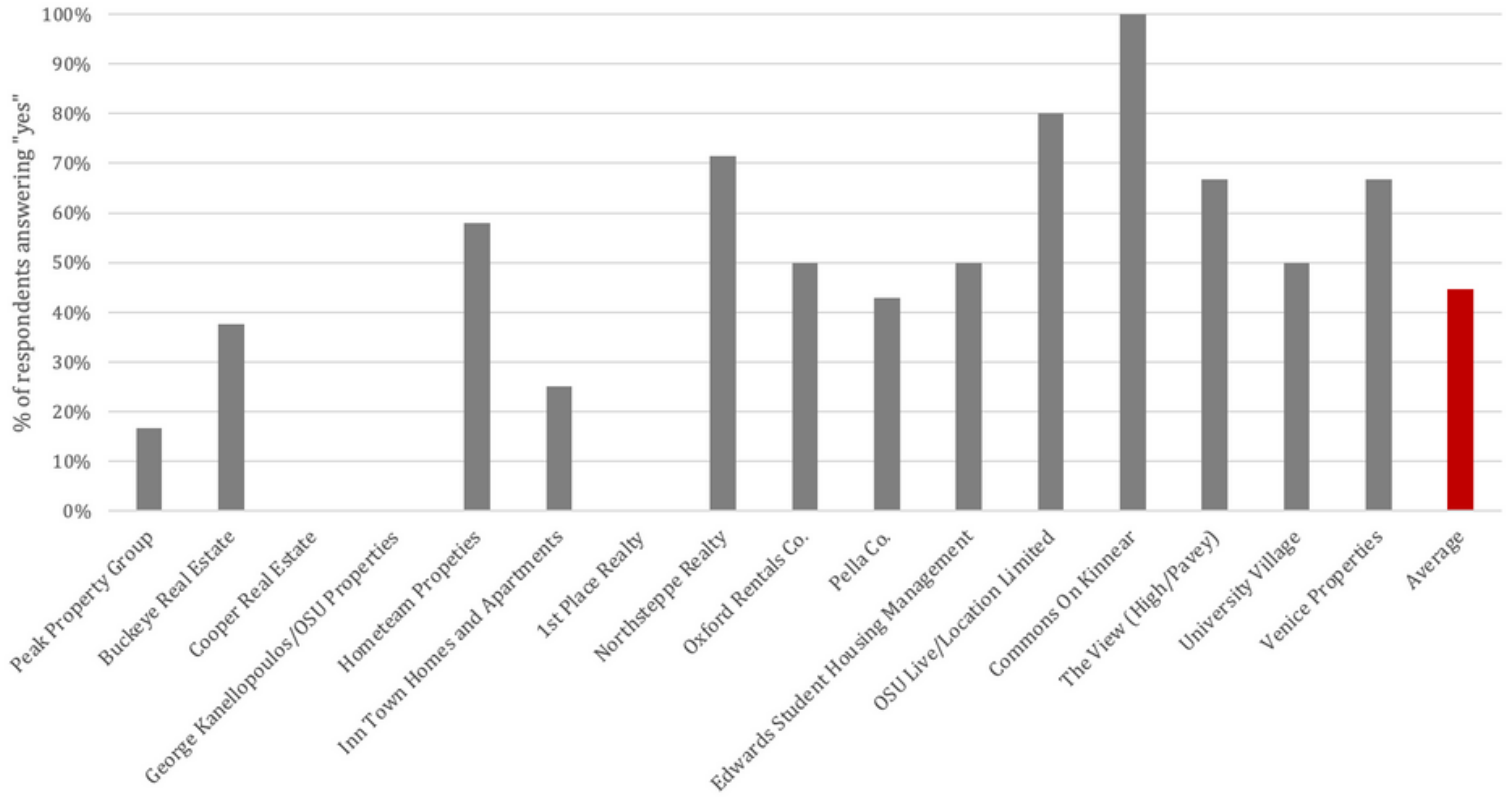
During your lease, how often did you have general maintenance concerns? (dishwasher needing repair, garbage disposal not working, etc)



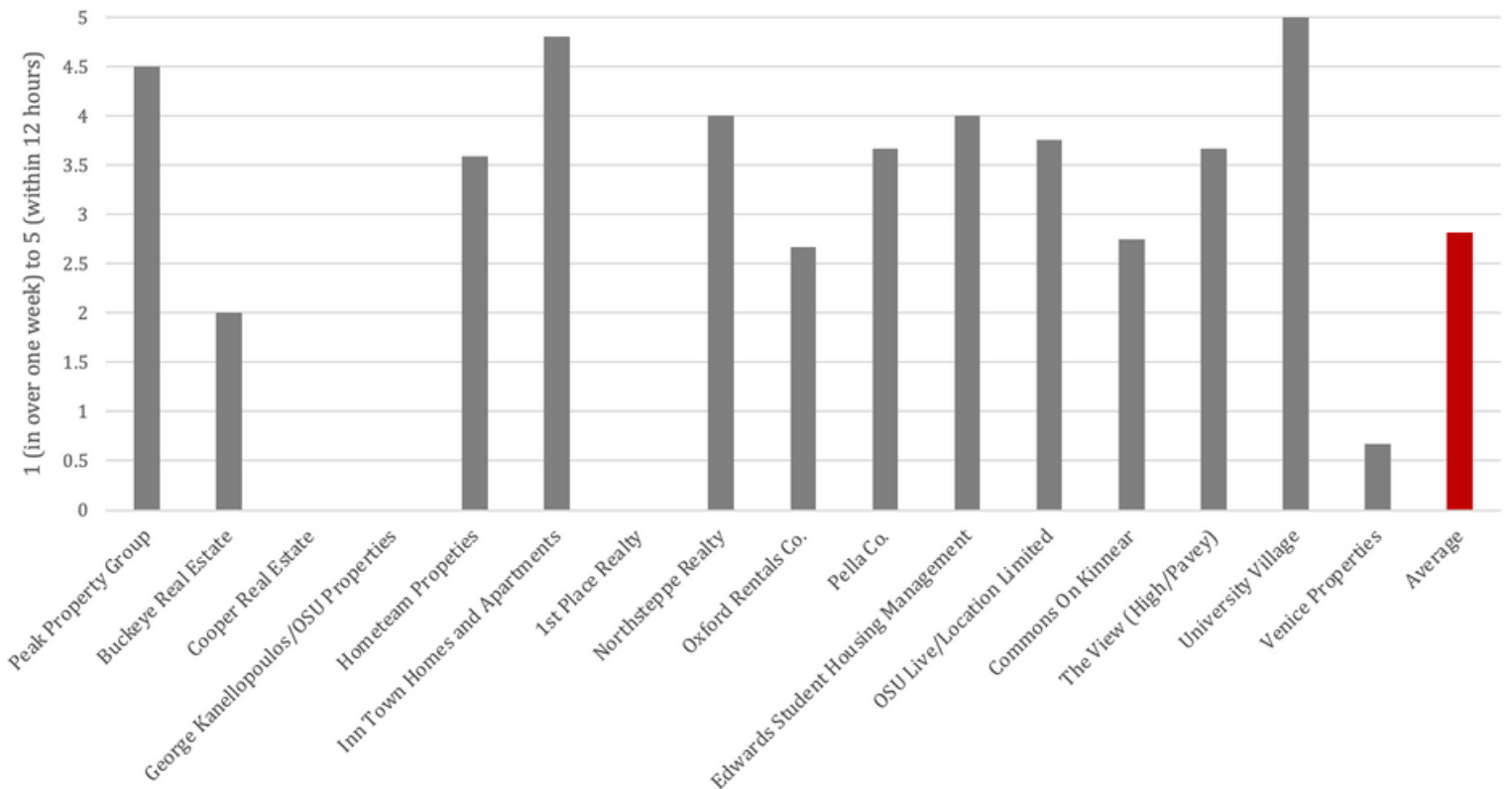
On average, how quickly did your property manager tend to general maintenance concerns?



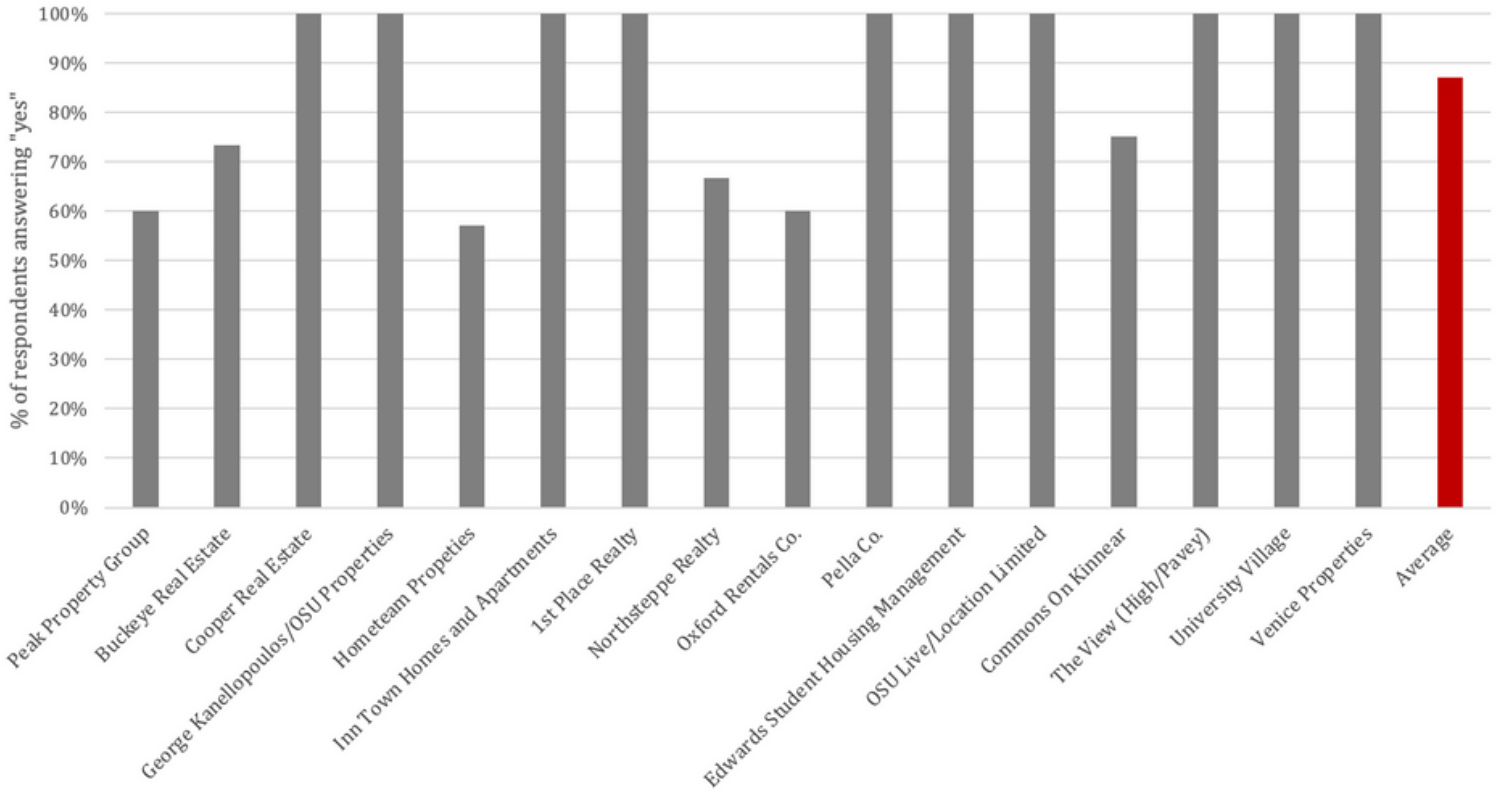
During your lease, did you have any emergency maintenance concerns?
(Examples include basement flooding or heat not working in the winter)



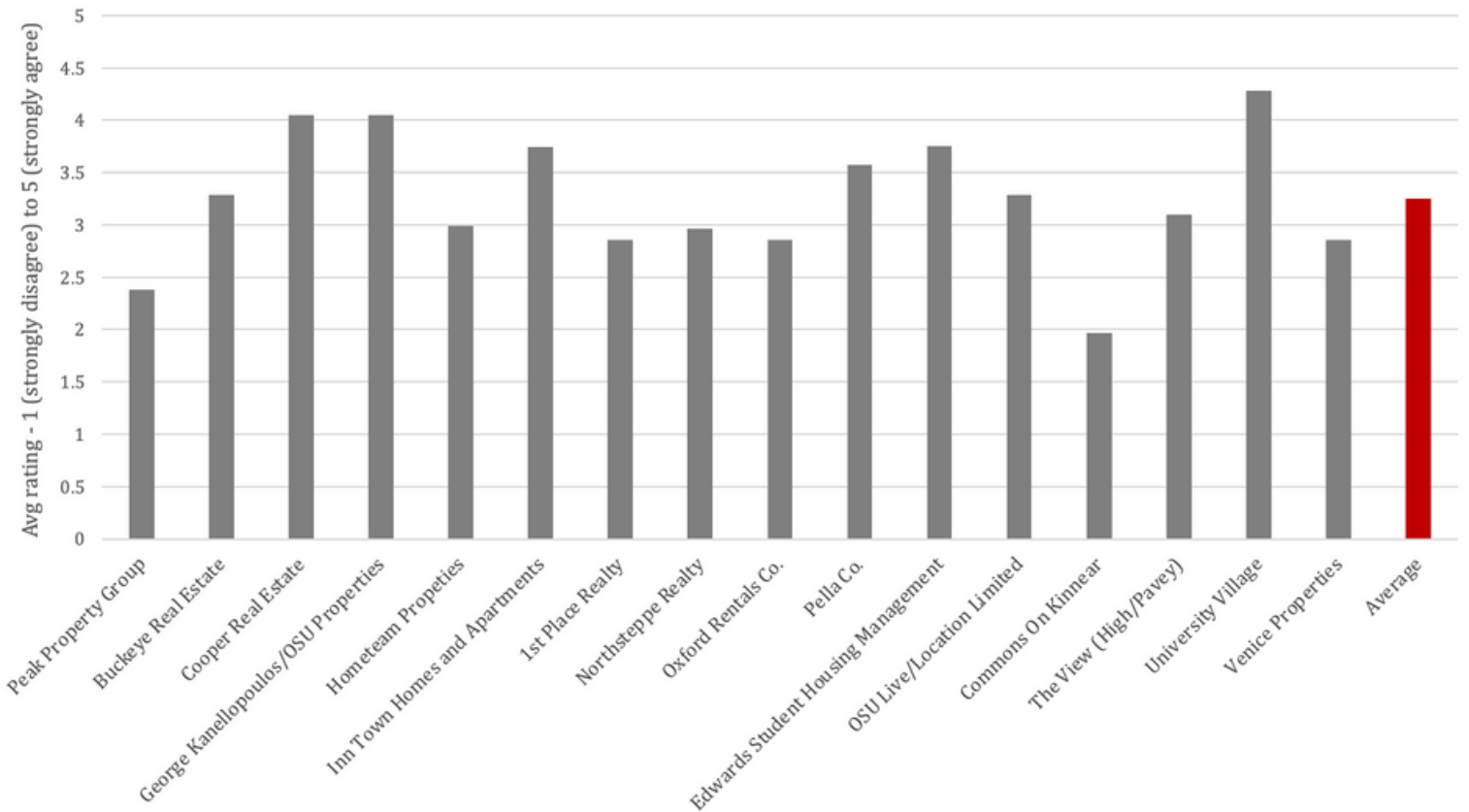
On average, how quickly did your property manager tend to emergency maintenance concerns?



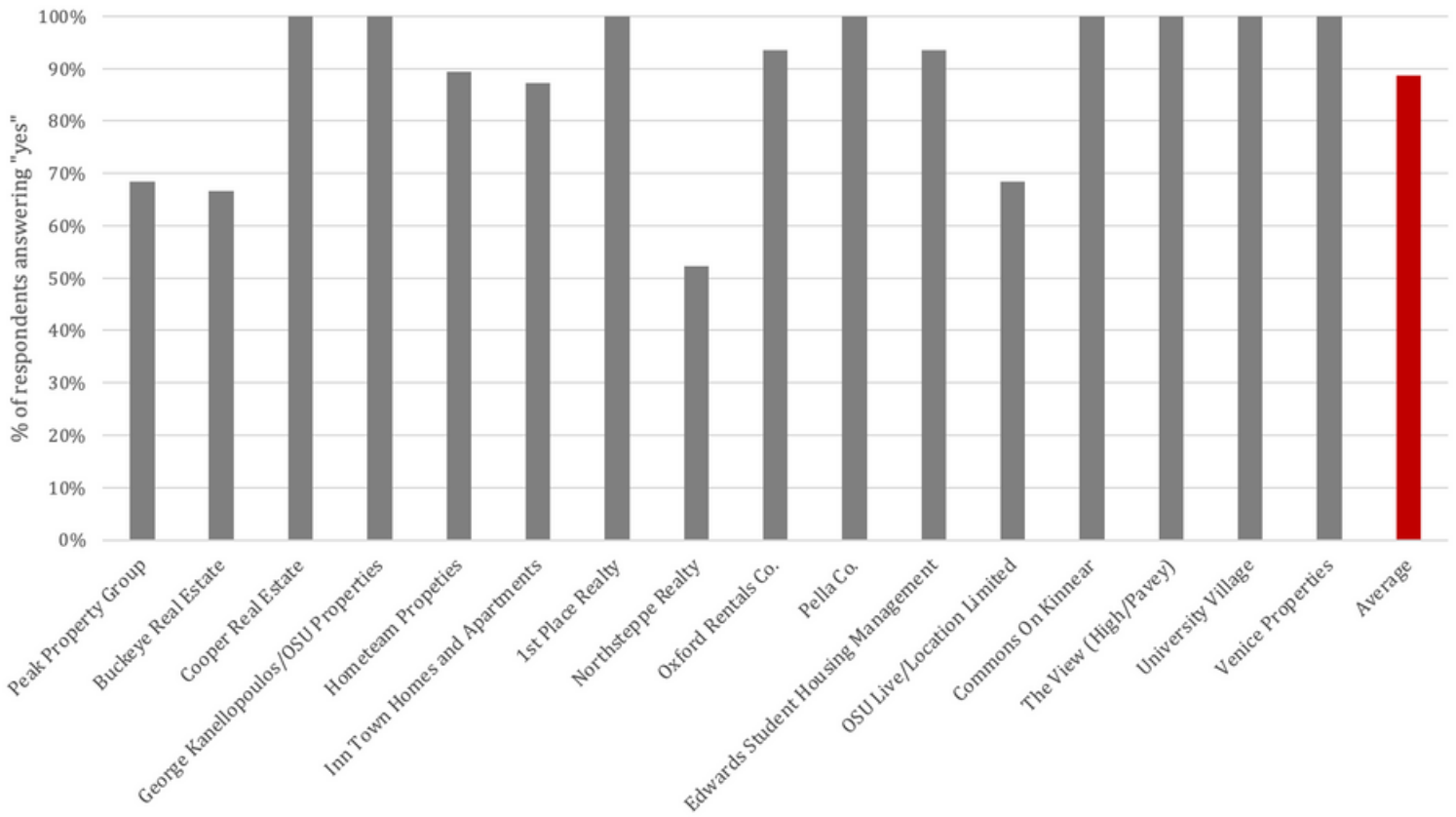
Did your property manager provide 24-hour notice prior to entering your property during non-emergency situations?



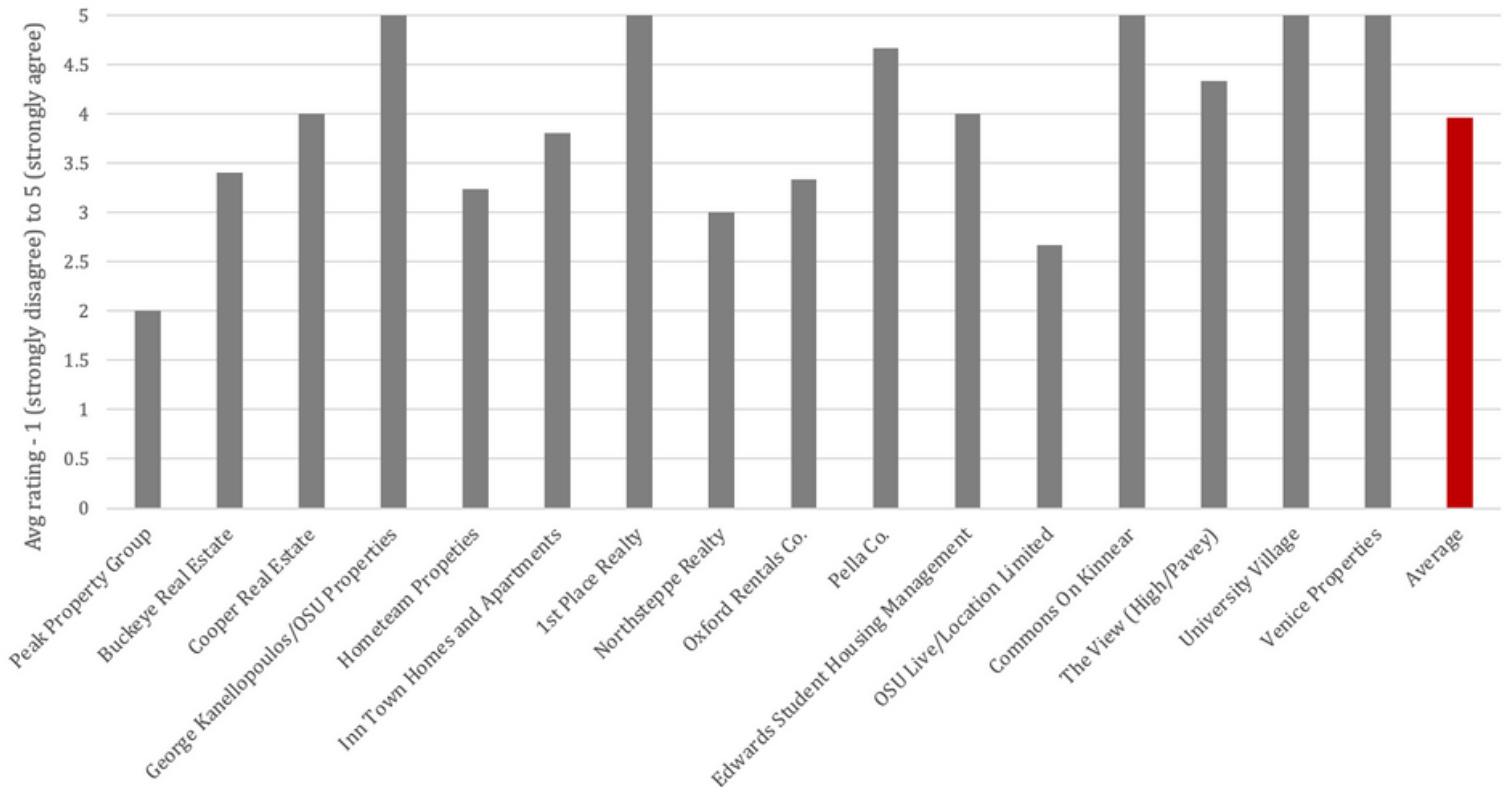
My landlord/property manager was cooperative during my move-out.



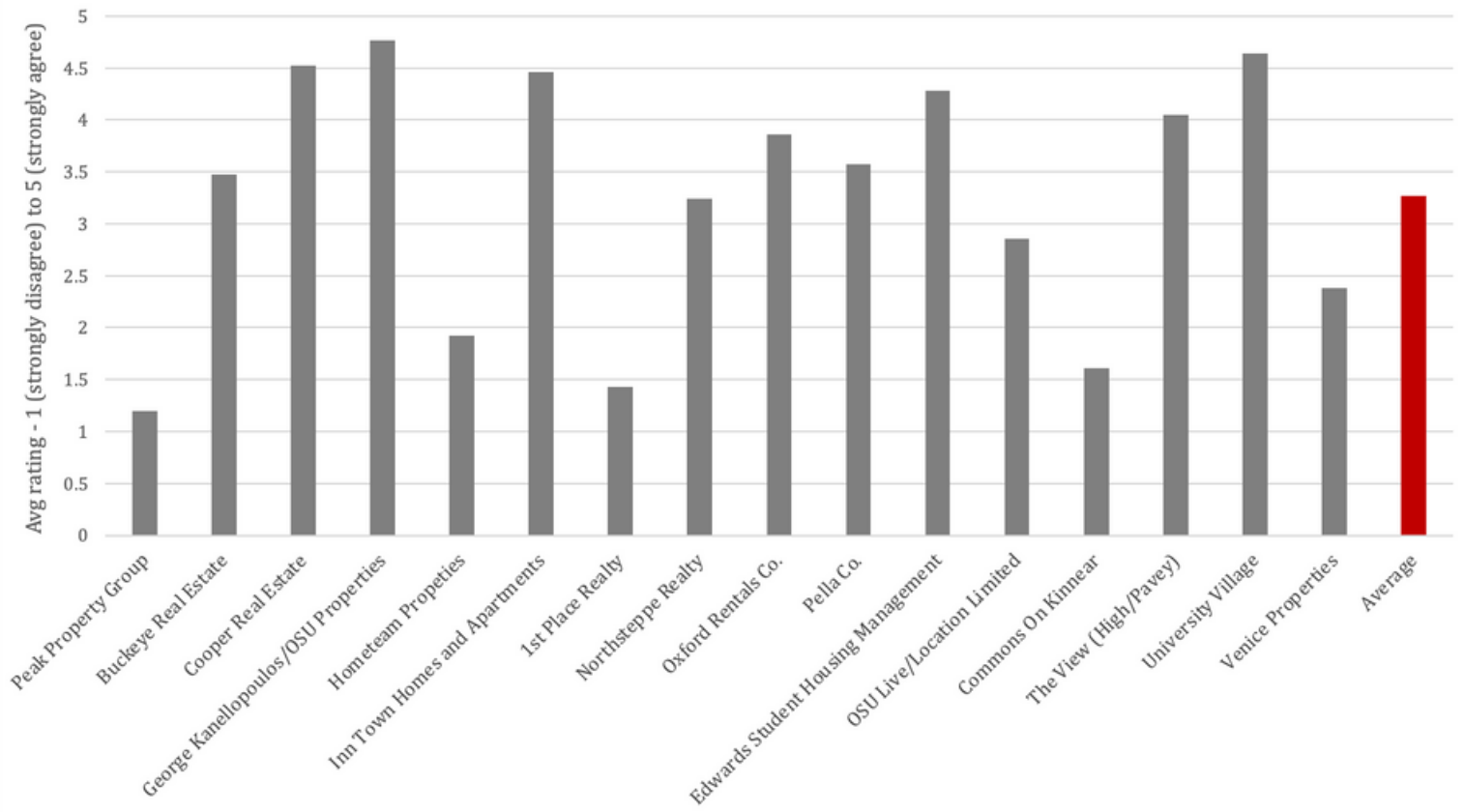
Did you receive your security deposit back?



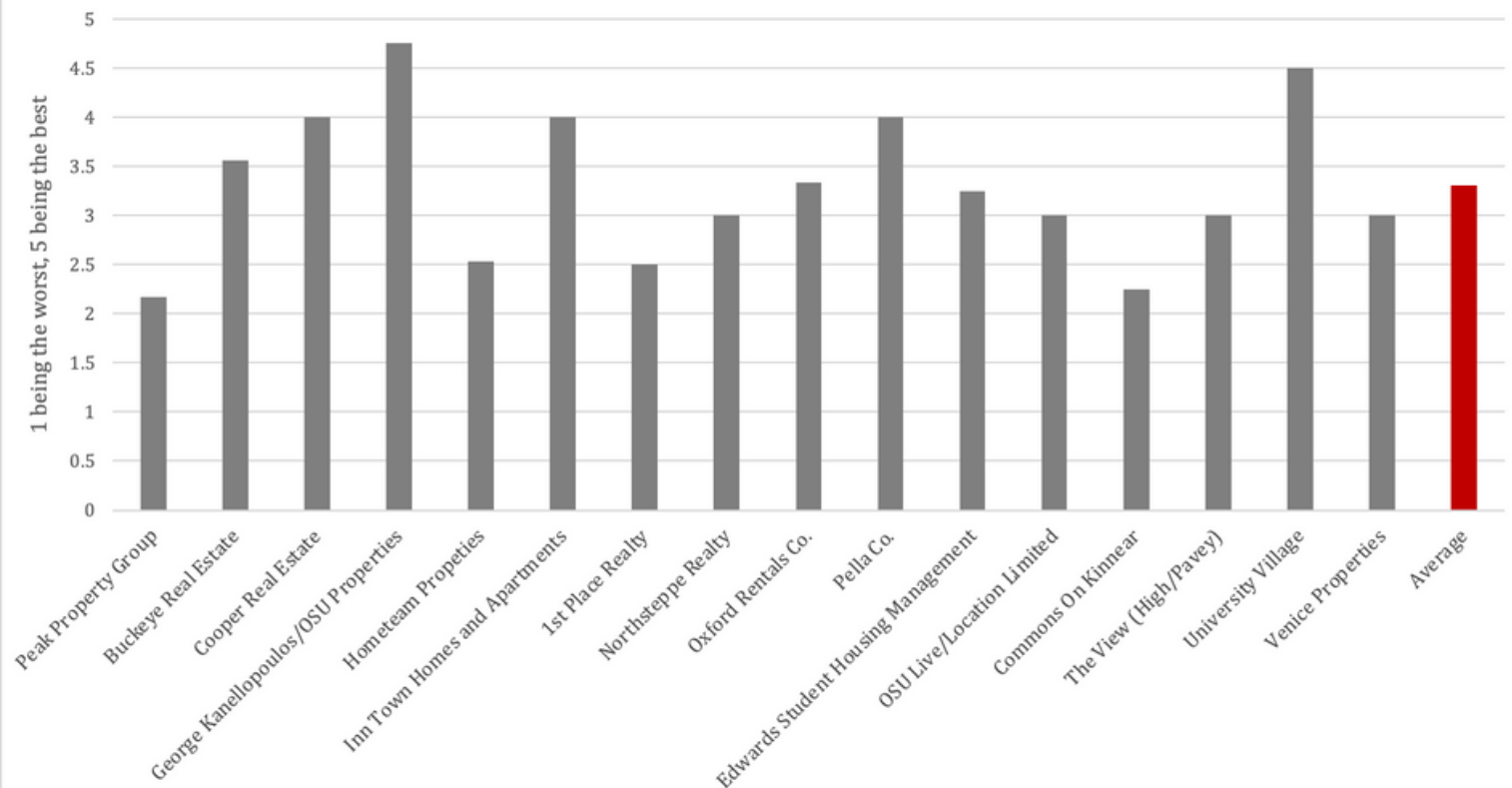
Based on the condition that you left the property, do you feel that you received a fair portion of your security deposit back?



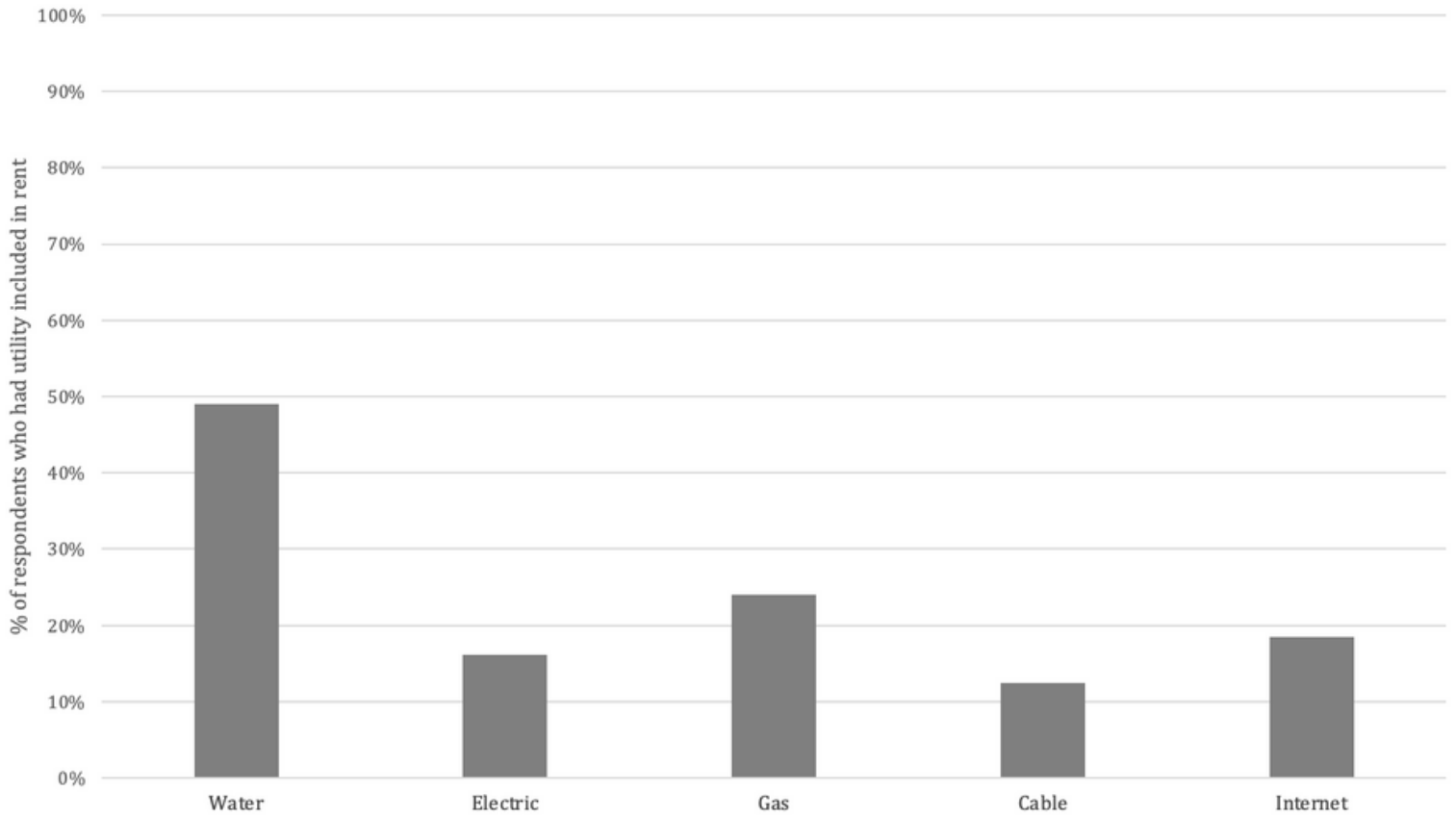
I would rent from my landlord/property manager again.



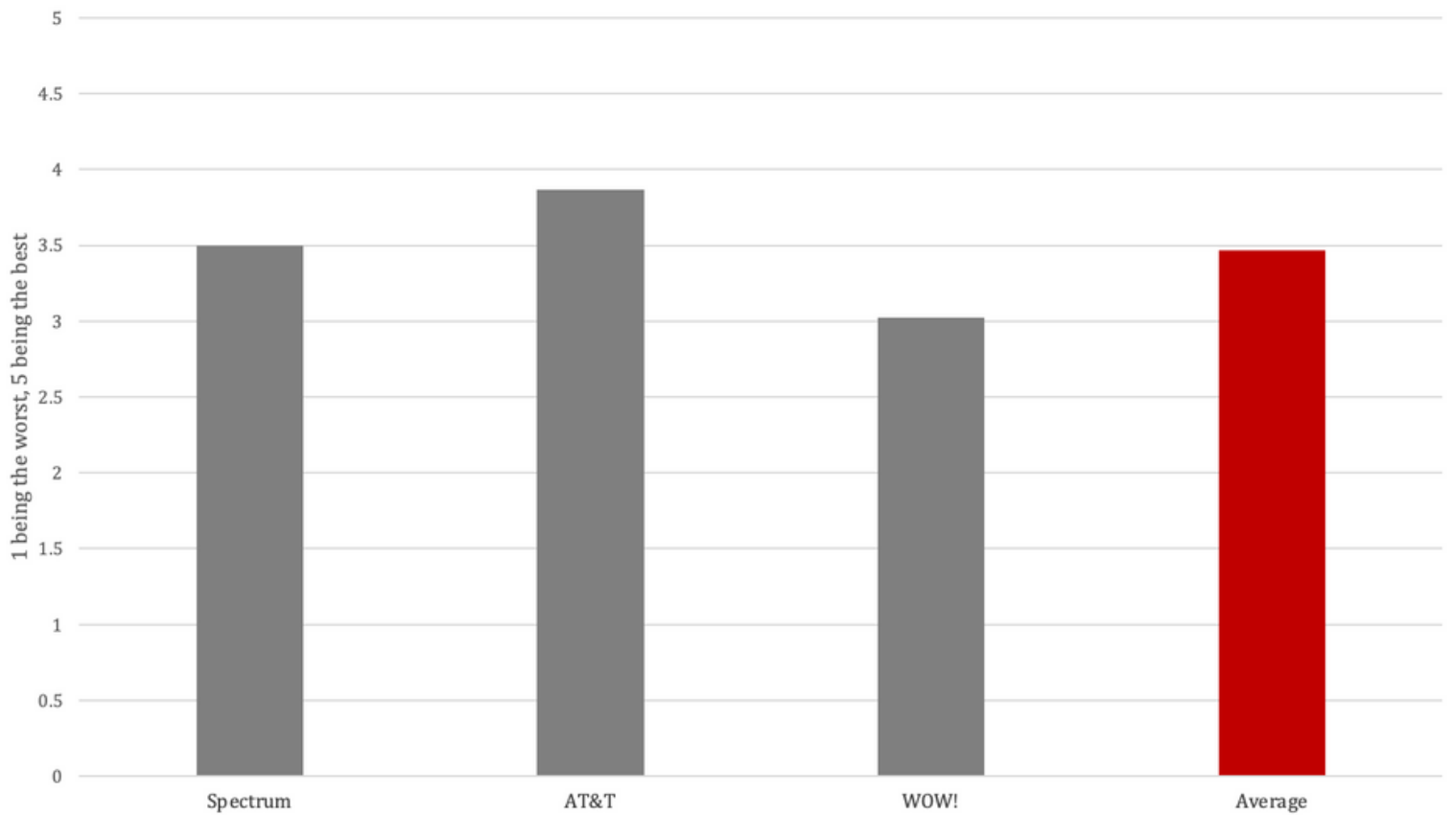
Please rate the overall performance of your property manager. (1 being the worst, 5 being the best)



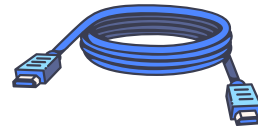
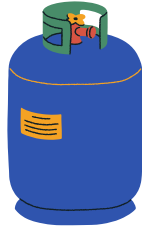
What utilities were included in your rent?



How would you rate the quality of your internet service provider?



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



George Kanellopoulos/OSU Properties:

Water, electric, gas, and internet

Inn Town Homes and Apartments:

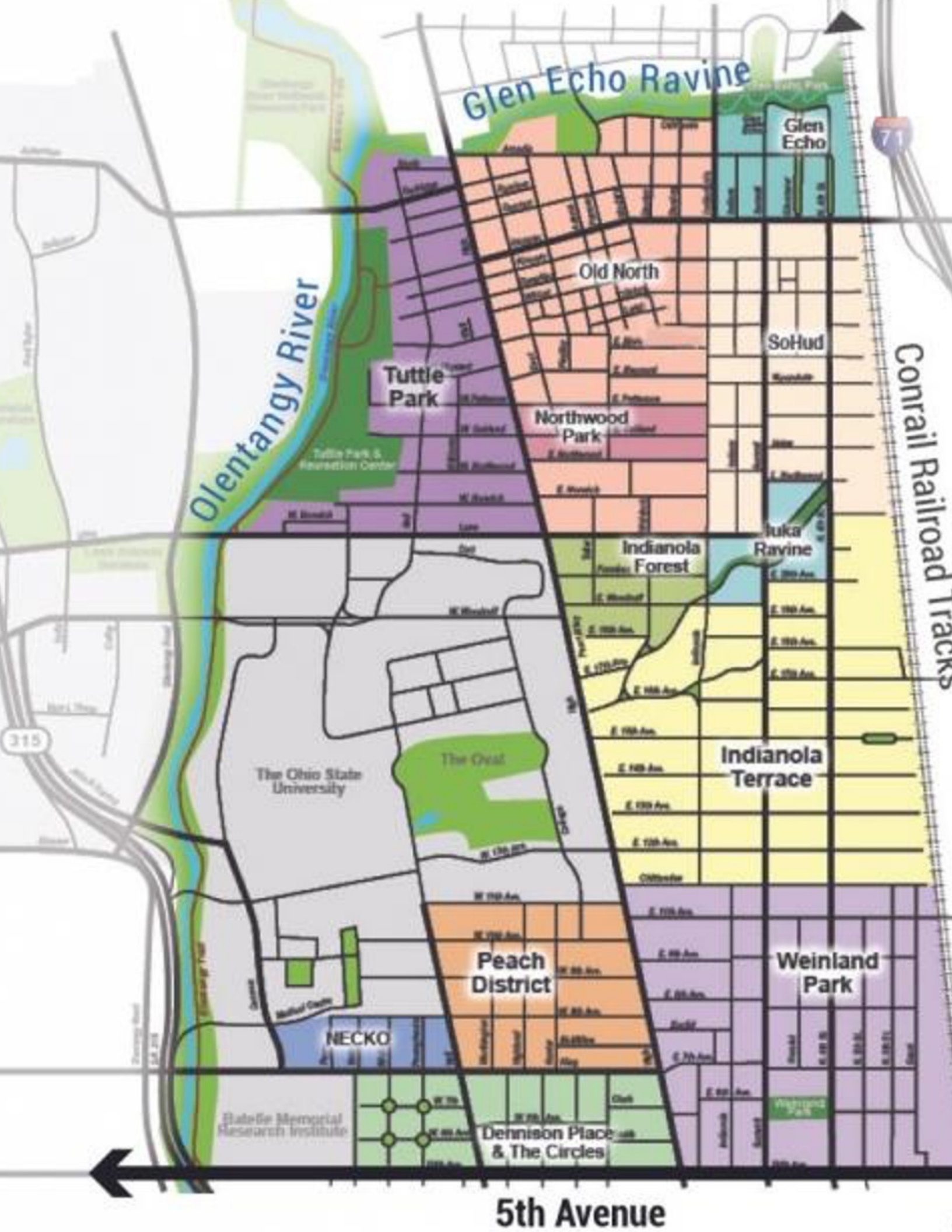
Water

Northsteppe Realty:

Water

Edwards Student Housing Management:

Cable and internet



Glen Echo Ravine

Glen Echo

Olentangy River

Tuttle Park

Old North

SoHud

Northwood Park

Indianola Forest

Indianola Ravine

Indianola Terrace

The Oval

The Ohio State University

Peach District

Weinland Park

NECKO

Dennison Place & The Circles

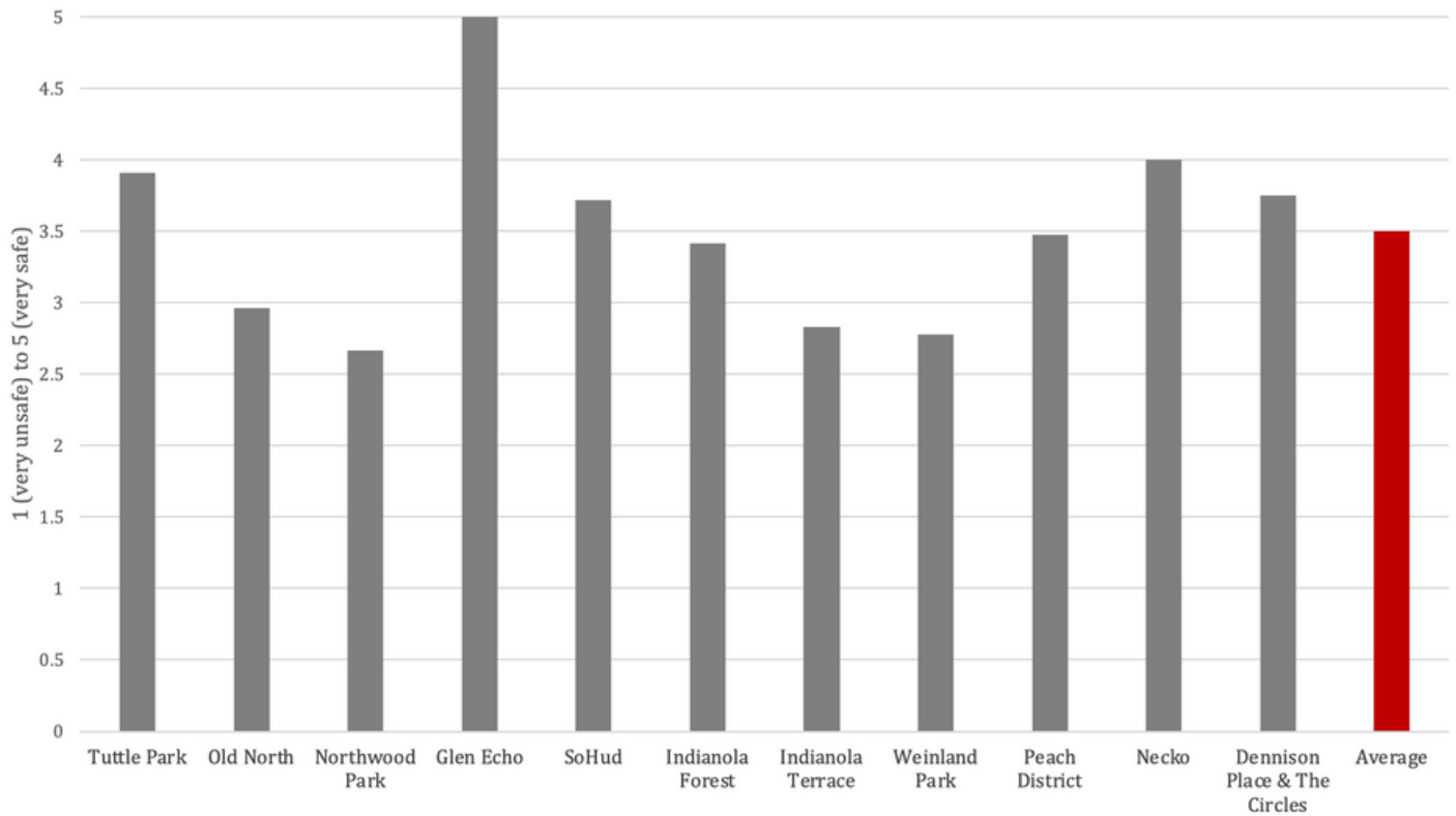
5th Avenue

Conrail Railroad Tracks

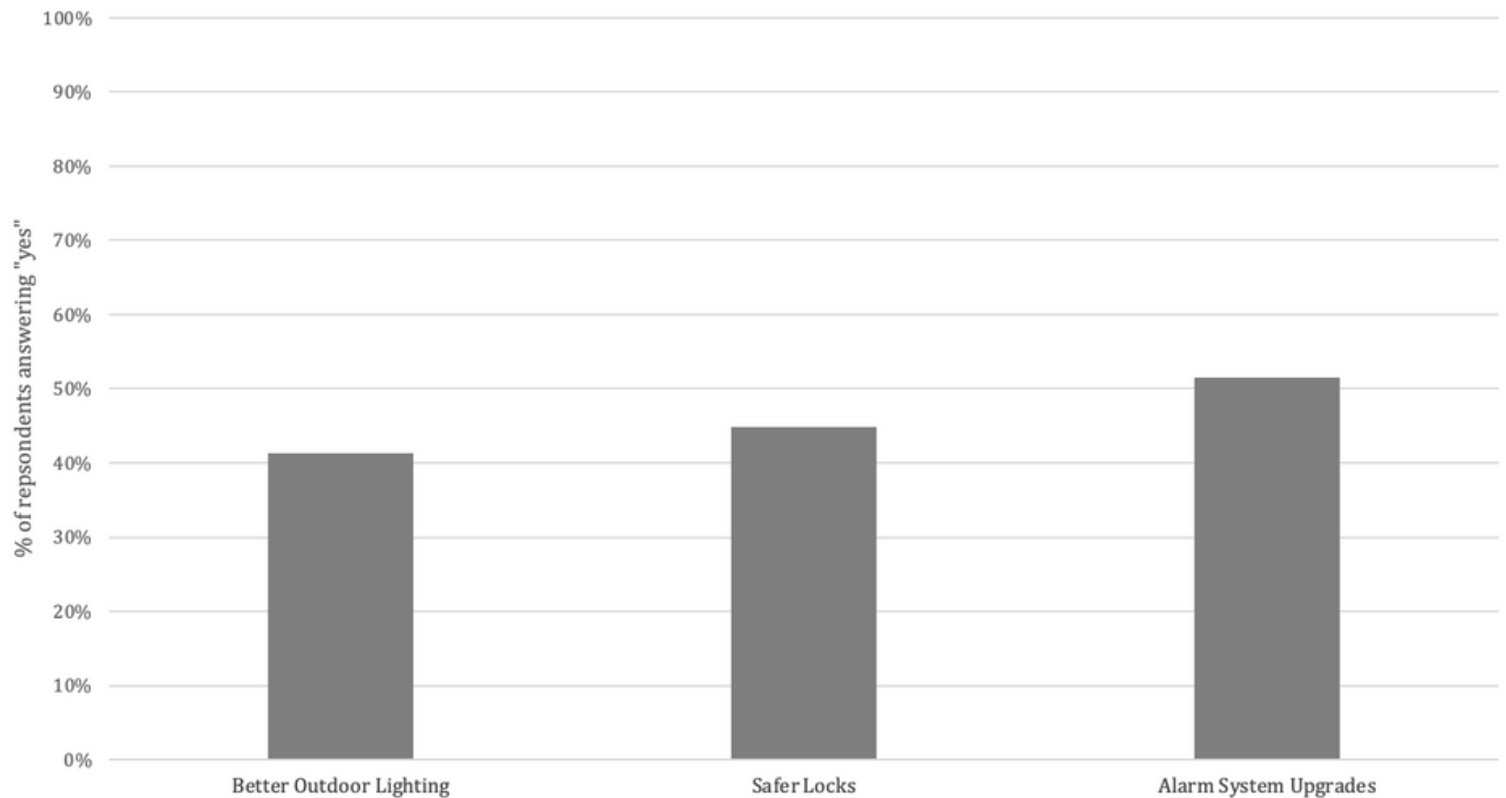
71

315

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?



Average Columbus Rent, 2021:
\$1,327

Average Columbus Rent, 2022:
\$1,681

27% Increase YOY



source: rentometer.com

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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Home Security Devices

Personal Safety Alarms

Roommate and Sublet Ads

Access to virtual communities for off-campus
and commuter students and much more!

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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 and timers from the Off-Campus and Commuter Student Services 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

Off-Campus and Commuter Student Services
offcampus.osu.edu/resources/safety/

Off-Campus Housing Network
offcampus.osu.edu/off-campus-housing-network/

🐦 **Ohio State Police Division**
[@OSUPOLICE](https://twitter.com/OSUPOLICE)

📷 **Ohio State Police Division**
[@OSUPOLICE](https://www.instagram.com/OSUPOLICE)

🐦 **Emergency Management**
[@OSU_EMFP](https://twitter.com/OSU_EMFP)

🐦 **Student Life at Ohio State**
[@StudentLifeOSU](https://twitter.com/StudentLifeOSU)



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Monthly opportunity!
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cleaning supplies
provided. \$100 in student
org funding or service
hours available. Learn
more at [go.osu.edu/
cleanupcbus](https://go.osu.edu/cleanupcbus)



BUCKEYE ROAD TRIP



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

AIRPORT SHUTTLE

Save lots on FREE
transportation to and
from CMH during break
periods! Learn more at
go.osu.edu/usgshuttle



**\$42,936 est. saved
on rideshares**

Cars

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

BUCKEYE MILE



Kick off the spring with
USG at the Buckeye Mile.
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
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FREE ACCESS

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To learn more about USG resources and initiatives, check out

usg.osu.edu

