



Oberlin Student Cooperative Association
110 E. College Street
M.P.O. Box 118
Oberlin, Ohio 44074-0118

Dear Mark and Justin,

Over the last year of our operation, we have requested that a number of maintenance issues in our buildings be fixed, as is our right per Section 9 of our agreement. However, many of these issues have gone unresolved, violating Section 6(b), Section 9(a), Section 9(c), and Section 15(a) of our lease, as well as the Ohio Department of Health Code. Furthermore, Ohio Revised Code 5321.04(A)(2) states that “A landlord who is a party to a rental agreement shall make all repairs and do whatever is reasonably necessary to put and keep the premises in a fit and habitable condition.” We have previously notified you of lease violations, but the degree of violations appears to be escalating. In the documentation provided, as well as evaluations done by independent third-party contractors, you have failed to fulfill your responsibilities as our landlord. Attached you will find a list of 49 ongoing issues you have not resolved, many of which have not been resolved within their 30-day allotted period following notification. Additionally, you will find the report from a professional mold inspector with his findings and recommendations.

This letter shall serve as your official notice of these violations and your obligation to remedy these violations immediately. You now have 30 days to rectify these issues before we are forced to take action.

In cooperation,
Nicole Chase | OSCA President
Kerensa Fu | Membership Secretary
Hannah Humphrey | Treasurer
Lydia Malkemus | Chair of the Board