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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
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Office

S.B. 204
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsor: Sen. Reynolds

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SUMMARY

- Establishes a procedure to suppress eviction records.
- Requires notice to be provided to tenants facing eviction informing them of the suppression of the proceeding's court records.

DETAILED ANALYSIS

When an eviction proceeding is commenced, the bill requires the court to suppress any court record related to the action. If the plaintiff prevails on the merits and the tenant is evicted, the court records are no longer considered suppressed unless the parties to the action agree otherwise. If the defendant prevails in the action or the action is otherwise dismissed, the court records remain sealed. The bill clarifies that, while nothing prohibits the names of the parties in a suppressed court record from being used by the court for administrative purposes, the court must not publish the names online.¹

The bill also requires the landlord or other plaintiff in an eviction proceeding to provide notice to individuals subject to eviction informing them that any court records of the proceeding are sealed and not available to the public unless the proceeding concludes in favor of the plaintiff.²

¹ R.C. 1923.111.

² R.C. 1923.06.

HISTORY

Action	Date
Introduced	05-20-25
