

IN THE MUNICIPAL COURT OF TOLEDO, LUCAS COUNTY, OHIO

Name

Street Address

City/State/Zip

Phone Number

TENANT

-vs-

APPLICATION AND AFFIDAVIT FOR TENANT RENT ESCROW 5321.07 (B) (1) O.R.C.

Name

Street Address

City/State/Zip

Phone Number

LANDLORD

I, _____ state that the following is true and accurate to the best of my knowledge: (tenant's name)

- 1. My monthly rent is \$ _____ and my next rental payment is due on _____, 20 _____. I am current in my rent. (date)
2. My landlord is a party to more than three (3) rental agreements and I gave written notice to my landlord on _____, 20 _____. by process of certified/regular mail. A copy of that notice is attached.
3. A reasonable period of time (if less than thirty (30) days specify) has passed since I gave the written notice to my landlord and the following conditions remain uncorrected: _____

Wherefore, I hereby deposit to the Toledo Municipal Court's Rent Escrow Account my rent of \$ _____ which is for the period from _____ to _____ and requests that this application remain effective as to subsequent deposits of rental payments and further request the Court: Check appropriate line(s)

- _____ order that the conditions be corrected, Section 5321.07 (B) (2)
_____ order that my rent be reduced, Section 5321.07(B) (2)
_____ order permitting me to use the rent money to correct the conditions, Section 5321-07 (B) (2)
_____ order the rental agreement to be terminated, Section 5321.07 (B) (3)
_____ order the disbursement of funds to the Department of Public Utilities to keep the water on. The tenant is to supply a current bill from the Department of Public Utilities, 420 Madison Avenue, Suite 100, Toledo, OH (419) 245-1800.

(Tenant's signature)

Sworn to before me and subscribed in my presence this _____ day of _____, 20 _____.

VALLIE BOWMAN-ENGLISH, CLERK

(Deputy Clerk)

Toledo Municipal Court
555 N. Erie Street
Toledo, Ohio 43604

Judge C. Allen McConnell

Telephone: 419-245-1946

Fax: 419-245-1802

Memorandum

To: Tenants Filing Rent Escrow Cases Pursuant to TMC Local Rule 35(B)

From: Judge C. Allen McConnell *CAM*
Presiding & Administrative Judge, Housing Court

Re: Escrow Check List

Date: August 16, 2011

Please carefully check the following list of items that should be completed before filing a rent escrow case:

1. _____ Tenant listed the names and addresses in full of both parties involved.
2. _____ Is the Tenant current with rent and deposited monies owed the Landlord?
3. _____ Has the Landlord filed an eviction proceeding?
4. _____ Has the Landlord issued a "Notice to Leave the Premises"?
5. _____ Has the Tenant given a 30 day notice to the Landlord prior to filing the rent escrow (attach a copy of the notice to the application)?

Additional Attachments:

1. _____ List of the acts, omissions or code violations that the Tenant alleges the Landlord must address.
2. _____ Are any of the issues listed related to Health Code Violations?
3. _____ Have you received a termination notice from the water department?