

IN THE MUNICIPAL COURT OF TOLEDO, LUCAS COUNTY, OHIO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Number \_\_\_\_\_

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

Phone Number \_\_\_\_\_ TENANT  
-vs-

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?