

**IN THE LYNDHURST MUNICIPAL COURT  
CUYAHOGA COUNTY, OHIO**

Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Landlord's Name and Address

**CONDITIONS ON THE  
PREMISES NEED REMEDIAL  
ATTENTION**

Dear \_\_\_\_\_ (*Landlord*);

The following conditions presently exist in my apartment and common areas:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(list all conditions which need to be remedied).*

The above conditions have rendered my apartment in violation of various local codes. Your failure to maintain the premises in a decent, safe, and sanitary condition means that you are in violation of your obligations under Ohio Revised Code §5231.04.

This letter is being sent to you in accordance with Ohio Revised Code §5321.07(A) and will serve to notify you that I expect the aforesaid conditions to be remedied within a reasonable period of time but not later than 30 days from the date of this letter.

Your failure to remedy the aforesaid conditions will cause me to pursue appropriate legal remedies, which may include escrow of rent with the Lyndhurst Municipal Court, and an action for damages and reasonable attorney's fees.

Sincerely,

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address