

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

Note: See Ohio Revised Code §§ 5321.09 and 5321.10

Plaintiff (Landlord)

CASE NO. _____

Landlord's Name

JUDGE DOMINIC COLETTA

Landlord's Address

**LANDLORD'S APPLICATION FOR
RELEASE OF RENT DEPOSITED WITH
THE COURT**

City, State and Zip Code

v.

Defendant (Tenant)

Tenant's Name

Tenant's Address

City, State and Zip Code

This is an application to the Court for the release of rent pursuant to Ohio Revised Code § 5321.09. A full release of rent deposited is requested on the grounds that: (check all that apply)

- The tenant failed to give proper notice of the required conditions for rent withholding.
- The tenant was not current in the rent on the date of initial rent deposit.
- There did not exist at the rental premises, on the date of initial rent deposit, the required conditions for rent withholding.
- The conditions contained in the written notice given by the tenant to the landlord have been remedied.
(Landlord must attach a written notice to the Clerk from the tenant confirming that the conditions have been remedied.)

STATEMENT OF CLAIM

I, _____ (*landlord's full name*), am the landlord of _____

(*address of the rental unit*), _____ (*City/Village*), Ohio _____ (*Zip code*),

and have received notice that the tenant of these rental premises has deposited rent with the Clerk of Court.

I state the following facts concerning my claim for release of these rent payments:

(list specific facts upon which claim is based)

These proceedings have caused me to suffer damages in the amount of \$ _____ (*dollar amount*).

RELIEF

WHEREFORE, the Plaintiff (Landlord) prays that the Court enter an Order releasing the funds on deposit, less costs and that the Court order judgment in my favor in the amount of \$ _____ (*dollar amount*), plus my costs in filing this application and reasonable attorney fees.

Respectfully submitted,

Landlord

Street Address

City, State and Zip Code

Phone Number

Email