

**IN THE CLEVELAND MUNICIPAL COURT  
CUYAHOGA COUNTY, OHIO  
HOUSING DIVISION**

CASE NO. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Plaintiff

vs.

\_\_\_\_\_  
\_\_\_\_\_  
Defendant

**TENANT'S APPLICATION FOR ORDER  
TO COMPEL REPAIRS, REDUCE  
PERIODIC RENT, RELEASE RENT TO  
MAKE REPAIRS, APPOINT RECEIVER  
AND/OR FOR MONEY DAMAGES**

**THIS IS AN APPLICATION TO THE COURT FOR: (Check appropriate boxes)**

- ☐ Order to Compel Repairs
- ☐ Order to Reduce Periodic Rent
- ☐ Order to Release Rent Deposited in Court to Tenant to Make Repairs
- ☐ Order to Place the Building in Receivership
- ☐ Money Damages

I, (tenant) \_\_\_\_\_, reside at the property located at \_\_\_\_\_, Cleveland, Ohio, and claim that the landlord of the premises (landlord) \_\_\_\_\_, has failed to fulfill his/her responsibilities imposed upon him/her by the Ohio Landlord / Tenant Act (Section 5321.04, Ohio Revised Code); the Building, Housing, health or Safety Codes of the City of Cleveland; and/or the rental agreement entered into between the landlord and myself. My present rent under the agreement is \$ \_\_\_\_\_ per month.

In support of this claim, I state the following facts: (List the conditions which need to be repaired; and if you can, for each condition, specify the length of time it has been a problem, when you asked the landlord to make repairs, and the action taken by the landlord). \_\_\_\_\_

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

RELIEF SOUGHT FOR FIRST CAUSE OF ACTION

I REQUEST THE COURT TO ORDER: (Check the appropriate box (es))

- ☐ The landlord to remedy the conditions described above
- ☐ A reduction in my rent until the conditions described above are remedied
- ☐ The Clerk of Court to release immediately to me from the rent paid to the Clerk, the amount needed to remedy the above described conditions.
- ☐ Appointment of a receiver to manage and operate the building until the above described conditions are remedied.

SECOND CAUSE OF ACTION FOR MONEY DAMAGED (If applicable)

As my Second cause of action, I restate the claim made above, and ask the Court for money damages from the defendant for the inconvenience and suffering his/her actions or inactions have caused me. As such, I seek judgment against the defendant in the amount of  
\$ \_\_\_\_\_

\_\_\_\_\_  
PLAINTIFF

\_\_\_\_\_  
ATTORNEY FOR PLAINTIFF

\_\_\_\_\_  
\_\_\_\_\_  
ADDRESS/PHONE NO.