

**GARFIELD HEIGHTS MUNICIPAL COURT  
CUYAHOGA COUNTY, OHIO**

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

**Note:** See Ohio Revised Code §§ 5321.09 and 5321.10

**Plaintiff (Landlord)**

\_\_\_\_\_  
Landlord's name )  
\_\_\_\_\_  
Landlord's address )  
\_\_\_\_\_ )

**Case No.** \_\_\_\_\_

**Judge:** \_\_\_\_\_

v

**Defendant (Tenant)**

\_\_\_\_\_  
Tenant's name )  
\_\_\_\_\_  
Tenant's address )  
\_\_\_\_\_ )

This is an application to the Court for a 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*), Ohio \_\_\_\_\_ (*zip code*), and have  
received notice that the tenant of these rental premises has deposited rent with the Clerk of Court.

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

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*(list specific facts upon which claim is based)*

(B) 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 for me in the amount of \$ \_\_\_\_\_ (*dollar amount*), plus my costs in filing this application and reasonable attorney fees.

Respectfully Submitted,

\_\_\_\_\_  
Landlord

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

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

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