

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

**TENANT'S ANSWER TO LANDLORD'S APPLICATION FOR
FULL OR PARTIAL RELEASE OF RENT AND COUNTERCLAIM**

Plaintiff (Landlord)

_____)
_____)

Landlord's name _____)
_____)

_____)
Landlord's address _____)

_____)
_____)

v

Defendant (Tenant) _____)
_____)

_____)
Tenant's name _____)

_____)
_____)

Tenant's address _____)
_____)

_____)
_____)

Case No. _____

Judge: _____

I, _____ (*Tenant's full name*), the tenant in the above-captioned application, understand that I may answer the landlord's claim for release of rents by stating which facts in the landlord's application are true and which facts are not true.

1. Answer to Landlord's request for full release of rent deposits:

_____ *I gave the Landlord the required notice. I was not required to give the Landlord a notice because I was not given written notice of the address of the owner or his agent as required by law.*

_____ *I was current in rent on the date of the initial rent deposit.*

_____ *There existed at the rental premises, on the date of initial rent deposit, the required conditions for rent withholding.*

_____ *Not all of the conditions concerning which I have rent deposited have been remedied.*

_____ Additional facts about the Landlord's claim for full release are: (*here state*).

2. Answer to the Landlord's request for partial release of rent deposits:

_____ *The funds are not necessary to meet the customary and usual costs of operating the rental premises.*

_____ *The funds are required to remedy the conditions concerning which I have rent deposited.*

_____ Additional facts about the landlord's claim for partial release are: *(here state)*.

3. Counterclaim

I, _____ *(full name of tenant)*, the tenant in the above-captioned application, counterclaim against the landlord as follows:

The conditions concerning which I have rent deposited have caused me to suffer damages *(describe damages)*

in the amount of \$ _____.

WHEREFORE, the tenant prays for judgment against the landlord in the amount of \$ _____ plus costs incurred herein.

Respectfully Submitted,

Tenant

Street Address

City, State, Zip Code

Email Address

Telephone Number