

Oakwood Municipal Court, Montgomery County

Rent Escrow Information

IF YOUR LANDLORD FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN O.R.C. 5321.04 THE FOLLOWING ARE REMEDIES OF THE TENANT AS SET FORTH IN 5321.07

1. The tenant **MUST** be current in rent payments and not a party in a pending eviction.
2. The tenant must give the landlord written notice describing the problem and informing the landlord that rent will be deposited with the Court if they fail to fix the problem within a reasonable amount of time, usually thirty (30) days, considering the severity of the condition. This notice is delivered to the person or place where rent is normally paid.
3. If a landlord receives the notice and fails to remedy the condition within a reasonable amount of time considering the severity of the condition and the time necessary to remedy it, or within thirty (30) days, whichever comes first, then all rent that is due may be deposited with the Clerk of Court within the jurisdiction of the tenant's address by doing the following:
 - a. Complete and file the Application by Tenant to Deposit Rent with the Clerk.
 - b. Attach a copy of the notice delivered to the landlord and method of service.
 - c. Deposit all rent that is due (cash or money order ONLY) and continue to make all rent payments on time and in full with the Clerk of Court until satisfaction of the provisions of O.R.C. 5321.09 or until Order of this Court.*
4. The Court will notify the landlord of the filing and set the case for a hearing.

*There is no filing fee however, per O.R.C. 5321.08, 1% of the deposited rent shall be kept as court costs.