

State of Minnesota**District Court**

County of: Hennepin	Judicial District: <u>Fourth</u> Court File Number: _____ Case Type: <u>Housing</u>
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Mr. Tenant

Plaintiff (Tenant) (first, middle, last)

Affidavit of Rent Escrow

vs.

(Minn. Stat. § 504B.385)

Ms. Landlord

Defendant (Landlord) (first, middle, last)

My name is Mr. Tenant, I understand that I must tell the truth when answering the following questions:

1. I am a tenant with the right to live at the property located at the following address:

Address: 123 Elm Street
Street Address Apt. or Unit Number

City/St./Zip: Minneapolis, MN 55401
City State Zip Code

County: Hennepin

Phone: (612) 999-8888

2. The name, address, and phone number for the owners(s) of the property are:

Name: Ms. Landlord

Address: 456 Elm Street, Minneapolis, MN 55401
Street Address Apt. No. City/State/Zip Code

Phone: (612) 999-7777

3. The name, address, and phone number for the managers(s) of the property (if different from the owner) are:

Name: na

Address: _____
Street Address Apt. No. City/State/Zip Code

Phone: _____

4. The following is a list of all problem(s) or violation(s) regarding my apartment or rental housing:

Landlord gave me a notice to quit that is illegal due to its being retaliatory, Ex. A. Despite a demand (Ex.B), she did not withdraw the notice.

5. I estimate the cost of the repair problems to be \$1.00 (If you have no idea of the estimated cost, you should contact someone to give you a professional estimate.)
6. The landlord or manager received the following written notice about the problems or violations with my apartment or rental housing: (Check all that apply)
- a. On the following date, _____, the City Inspector issued an order, a copy of which is attached, ordering the landlord or manager to fix the problem or violations by _____ AND:
- 1. The landlord and manager did not complete the repairs on time OR
 - 2. The City Inspector gave the landlord or manager too much time to complete the repairs, because:
- _____
- b. On the following date, 09/01/2019, I mailed or hand delivered to the landlord manager a written list of repairs needed or other problems with my apartment or rental housing. It has been at least 14 days since I provided the landlord and/or manager with the written notice and the landlord and/or manager have not completed the repairs or fixed the problems. I have attached a copy of the list of repairs.
7. My rent is \$1,000.00 per month due on the first of each month.
- As of this date: (check one)
- a. My rent is paid in full and no rent is due until: 10/01/2019. If this case is not resolved by that date, then on or before that date I will deposit with the court the amount of rent due.
 - b. Rent in the amount of _____ is now due and I am depositing this amount with the court.
8. I ask the court to order one or more of the following (check all that apply):
- a. Directing the landlord and/or manager to complete the repairs and/or fix the problems with my housing.
 - b. Allowing me to complete the repairs and/or fix the problems with my housing and deduct the costs from my rent.
 - c. Directing that an administrator take over operation of the property to complete the repairs and/or fix the problems with my housing.

- d. Directing the landlord and/or manager to pay me a rent refund for the month(s) when my housing was not fixed.
- e. Directing the landlord and/or manager to give me a rent reduction each month until the repairs are completed and problems fixed.
- f. Directing the landlord and/or manager to pay a fine if this Order is violated.
- g. Directing the landlord and/or manager to pay reasonable attorney fees.
- Other:

Declaring the notice (Ex. A) void and of no effect due to its being retaliatory and illegal.

and ordering other relief deemed just and proper by the court.

Verification and Acknowledgments

- a. I have read this document. To the best of my knowledge, information, and belief the information contained in this document is well grounded in fact and is warranted by existing law.
- b. I have not been determined by any court in Minnesota or in any other State to be a frivolous litigant and I am not the subject of an Order precluding me from serving or filing this document.
- c. I am not serving or filing this document for any improper purpose, such as to harass the other party or to cause delay or needless increase in the cost of litigation or to commit a fraud on the court.
- d. I understand that if I am not telling the truth or if I am misleading the court or if I am serving or filing this document for an improper purpose, the court can order me to pay money to the other party, including the reasonable expenses incurred by the other party because of the serving or filing of this document, court costs, and reasonable attorney fees.

I declare under penalty of perjury that everything that I have stated in this document is true and correct. Minn. Stat. § 358.116.

Dated: 9/17/2019

Mr. Tenant
Signature

Hennepin, Minnesota
County and State where signed

Name: Mr.Tenant

Address: 123Elm Street

City/State/Zip: Minneapolis, MN55401

Telephone: (612) 999-8888

E-mail address: mrtenant@gmail.com