APPENDIX C
FORM A

NOTICE OF LANDLORD'S BREACH OF OBLIGATION

TO: _____ COPY TO: _____
(Landlord) (Utility company)

_____ _____
(Landlord's address) (Utility company's address)

_____ _____
(City) (Zip code) (City) (Zip code)

THIS NOTICE IS TO INFORM YOU THAT AS THE OWNER/AGENT OF THE DWELLING LOCATED AT THE ADDRESS(ES) LISTED BELOW YOU HAVE BREACHED YOUR OBLIGATIONS UNDER SECTION 5321.04 OF THE REVISED CODE AND/OR THE RENTAL AGREEMENT.

THE FOLLOWING CONDITIONS MUST BE CORRECTED:

1. THE _____ BILL HAS NOT
(Gas/electric)
BEEN PAID AND THE
_____ HAS SENT NOTICE
(Name of utility company)
OF DISCONNECTING SERVICE.

2. _____

3. _____

IF THE NECESSARY STEPS ARE NOT TAKEN TO CORRECT THE ABOVE CONDITIONS IN A REASONABLE TIME AS REQUIRED BY LAW, WE THE TENANT(S) AT THE ADDRESS(ES) BELOW WILL FILE AN APPLICATION WITH THE COURT TO DEPOSIT RENT WITH THE CLERK OF COURTS UNTIL THE CONDITIONS ARE CORRECTED AND TAKE SUCH OTHER ACTION AS PERMITTED BY SECTION 5321.07 OF THE REVISED CODE.

THE TOTAL NUMBER OF APARTMENTS OCCUPIED IN THE BUILDING(S) IS _____. WE THE TENANTS HAVE OBTAINED SIGNATURES FROM AT LEAST 50% OF THE OCCUPIED APARTMENTS IN OUR BUILDING(S), (OR THE TENANT IN A SINGLE-OCCUPANCY DWELLING, IF APPLICABLE).

NAME	ADDRESS	APT #	DATE RENT DUE OR PAST-DUE

NAME	ADDRESS	APT #	DATE RENT DUE OR PAST-DUE

(Date mailed to or delivered to landlord)

(Date mailed or delivered to utility company)

APPENDIX C
FORM B

IN THE _____ COURT_____

_____COUNTY, OHIO

IN RE: _____ (Your name)

_____ (Street address)

_____ (City) (Zip code)

VS.

_____ (Landlord's name)

_____ (Address)

_____ (City) (Zip code)

APP. NO. _____

APPLICATION FOR ESCROW OF RENT

Applicant hereby petitions the court for the right to place his/her rent in escrow with the court because of the following violation(s) by the landlord: (R.C. 5321.07)

1. FAILURE TO PAY BILL (Gas/electric)
2. _____
3. _____
4. _____

Tenants in 50% of the occupied apartments (or the tenant in a single-occupancy dwelling, if applicable) including myself, have given notice informing the landlord of his or her breach of obligation pursuant to Rule 4901:1-18-08(E)(1) of the Administrative Code and Section 5321.07 of the Revised Code.

DO NOT WRITE BELOW THIS LINE.

NOTICE TO LANDLORD OR AGENT

The above applicant has applied to have his/her rent deposited with the _____ Court pursuant to Section 5321.07 of the Revised Code.

On _____ (Date) AT _____ (Time), ROOM _____ (Room number)

_____ (Location of hearing), a hearing shall be held to determine whether the court shall permit deposit of the tenant's rent. You may appear at that time and present objections. If you do not appear, the rent shall be accepted.

_____
Name of Clerk

_____Court

_____
Name of County

Section: 5321.07 ORC
5321.08 ORC

BY: _____
Deputy Clerk

APPENDIX C
FORM C

IN THE _____ COURT_____

_____COUNTY, OHIO

IN RE: _____ (Your name)
_____ (Street address)
_____ (City) (Zip code)
VS.
_____ (Landlord's name) Defendant
_____ (Address)
_____ (City) (Zip code)

CASE NO. _____

JUDGE_____

TENANT'S APPLICATION FOR ORDER TO COMPEL LANDLORD TO: PAY UTILITY BILL, RELEASE RENT TO PAY UTILITY BILL, AND OTHER RELIEF

This is an application to the court for:

(___) Order to compel landlord to pay utility bill.

(___) Order to release rent deposited in court to pay utility bill.

(___) Other relief _____

_____

STATEMENT OF CLAIM

I _____, the Tenant,
(Your first name, middle initial, last name)

reside at the address above and claim that the Landlord-Defendant of the premises where I live has failed to fulfill its responsibilities under Section 5321.04 of Revised Code and/or our rental agreement. My present rent under the agreement is $_____ per month.
(Amount)

IN SUPPORT OF THIS CLAIM, I STATE THE FOLLOWING FACTS:

(1) That I am current in payment of my rent; and

(2) That my landlord is obligated to pay the _____ bill
(Name of utility)

in accordance with my rental agreement and/or Section 5321.04 of the Revised Code. My landlord has not made these payments. Therefore, service is now subject to disconnection for nonpayment; and

(3) That the tenants in 50% of the occupied apartments (or the tenant in a single-occupancy dwelling, if applicable) have given the landlord notice informing him/her of his/her breach of obligation pursuant to Rule 4901:1-18-08(E)(1) of the Administrative Code and Section 5321.07 of the Revised Code; and

(4) That I was one of the tenants who notified the landlord as described in paragraph (3) above.

(List any other facts which you feel may be helpful to support your claim for utility service.)

_____

_____

_____

WHEREFORE, I request the Court to order: (Check the appropriate box[es])

(__) The Clerk of Courts release to _____ from the rent money
(Name of utility company)
paid to the Clerk, the amount needed to pay the utility bill and keeping the utility bill current.

(__) The landlord to pay or arrange to pay the balance of the utility bill not covered by the rent release.

(__) The landlord to do all things necessary to continue to provide gas/electric service, including keeping the utility bill current.

(__) Any other relief sought by the tenant.

_____
(Signature of tenant)

_____
(Street address)

_____
(City) (Zip code)

_____
(Phone number of tenant)