

Rent Escrow Affidavit

DISTRICT COURT

STATE OF MINNESOTA

COUNTY OF _____

Plaintiff (tenant)

**RENT ESCROW
AFFIDAVIT**

vs.

FILE NO:

Defendant (Landlord)

Plaintiff states under oath:

1) My address is _____

2) My landlord's name is _____

3) My landlord's address is _____

4) The monthly rent is \$ _____

- 5)
- I sent the landlord a letter describing the repair problems or violations of the lease. The landlord did not fix them within 14 days. A copy of my letter is attached.
and / or
 - An inspector ordered the landlord to make repairs. The inspector's deadline has passed, and the landlord has not made all the repairs. A copy of the inspector's orders is attached.
and/or
 - I sent the landlord a letter describing violations of state housing law. The landlord did not correct the violations within 14 days. A copy of my letter is attached.
and / or
 - I sent the landlord a letter describing violations of federal, state, county, or city laws protecting tenants from discrimination. The landlord did not correct the violations within 14 days. A copy of my letter is attached.

6) As of today, the amount of rent that I owe is \$ _____ I am depositing that amount with the court.

7) My best estimate is that it would cost \$ _____ for the landlord to make all the repairs.

8) The landlord has known about these repair problems since approximately the following date or dates _____

9) Since these repair problems have existed, my apartment has not been worth the amount of rent I pay. It has only been worth \$ _____ per month.

10) I respectfully ask the court to issue an order including the following:

- a. Order the landlord to make all of the repairs right away.
- b. Reduce my rent to \$ _____ per month until the month after all of the repairs are completed. For any repairs that the landlord does not complete by the Court's deadline, authorize me to pay for the repairs myself and deduct the payments from future rent.
- c. Of the money I deposited with the court, order that \$ _____ be returned to me, for the rent that I have paid while the landlord did not make the repairs.
- d. If I am entitled to more rent money back for the repair problems in the past months, enter a judgment against the landlord for \$ _____ and authorize me to collect the judgment by taking it out of future months' rent.
- e. If I have used an attorney, enter a judgment in my favor for reasonable attorney fees. Authorize me to collect the judgment by taking it out of future months' rent.
- f. Set a follow-up hearing to make sure the landlord has made the repairs ordered.
- g. Other: _____

11) To the best of my knowledge, I am not filing this case for an improper reason, such as harassment or delay; my claims are supported by the law, and there is evidence for them. I know that I can be fined or sanctioned by the court if this statement is false.

Dated: _____ Signature _____ Daytime phone _____

Subscribed and sworn to me
this _____ day of _____ 20 _____

Notary Public