

# SAMPLE MOTION FOR ORDERS

IN THE FRANKLIN COUNTY MUNICIPAL COURT  
COLUMBUS, OHIO

Tony Tenant : Case No. 2014 CVR 012345  
Plaintiff /Tenant  
v. : O.R.C. §5321.07(B) MOTION FOR ORDER(S)  
Larry Landlord :  
Defendant/Landlord

Now comes the Plaintiff/Tenant, Tony Tenant (name), and moves for the following order(s) pursuant to Ohio Revised Code §5321.07(B)(2) :

(Check the box(es) to indicate what you want the court to order)

- An order directing the landlord to remedy the condition.
- An order reducing the periodic rent due the landlord until the landlord remedies the condition.
- An order that the deposited rent be released to Plaintiff so that Plaintiff can use it to remedy the condition.

### MEMORANDUM IN SUPPORT OF MOTION

Plaintiff notified Defendant/Landlord of conditions problems on the date of 2/25/2014.

A copy of the notice is attached hereto as Exhibit A.

Plaintiff began depositing rent with this court on the date of 3/30/2014. So far Plaintiff has deposited a total of \$ 800 with the court. Plaintiff is current in rent payments.

Defendant has still not taken any action to remedy the conditions problems at the rental unit. Those conditions problems include: A leaky roof, bed bugs, exposed electrical outlets, and gaps around the windows which let in the elements and bugs.

Ohio Revised Code Section 5321.07(B)(2) provides that the court may issue orders requested above.

Respectfully submitted,

Tony Tenant

(Plaintiff/Tenant's signature)

358 Chestnut Drive

Columbus, OH 43228

(123)456-7890

(Plaintiff/Tenant's printed name, address, and phone no.)

**CERTIFICATE OF SERVICE**

A copy of the foregoing was mailed by regular United States Mail to the Defendant, or, if the Defendant is represented by an attorney, to the Defendant's attorney, on the following date: April 17, 2014:

Tony Tenant

Plaintiff

**IN THE FRANKLIN COUNTY MUNICIPAL COURT  
COLUMBUS, OHIO**

\_\_\_\_\_ : Case No. \_\_\_\_\_  
Plaintiff/Tenant  
v. \_\_\_\_\_ : **O.R.C. §5321.07(B) MOTION FOR ORDER(S)**  
\_\_\_\_\_ :  
Defendant/Landlord

Now comes the Plaintiff/Tenant, \_\_\_\_\_ (*name*), and moves for the following order(s) pursuant to Ohio Revised Code §5321.07(B)(2) :

*(Check the box(es) to indicate what you want the court to order)*

- An order directing the landlord to remedy the condition.
- An order reducing the periodic rent due the landlord until the landlord remedies the condition.
- An order that the deposited rent be released to Plaintiff so that Plaintiff can use it to remedy the condition.

**MEMORANDUM IN SUPPORT OF MOTION**

Plaintiff notified Defendant/Landlord of conditions problems on the date of \_\_\_\_\_.

A copy of the notice requesting repairs is attached hereto as Exhibit A.

Plaintiff began depositing rent with this court on the date of \_\_\_\_\_. So far Plaintiff has deposited a total of \$ \_\_\_\_\_ with the court. Plaintiff is current in rent payments.

Defendant has still not taken any action to remedy the conditions problems at the rental unit. Those conditions problems include: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Ohio Revised Code Section 5321.07(B)(2) provides that the court may issue orders requested above.

Respectfully submitted,

\_\_\_\_\_  
(Plaintiff/Tenant's signature)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Plaintiff/Tenant's printed name, address, and phone no.)

**CERTIFICATE OF SERVICE**

A copy of the foregoing was mailed by regular United States Mail to the Defendant, or, if the Defendant is represented by an attorney, to the Defendant's attorney, on the following date: \_\_\_\_\_:

\_\_\_\_\_  
Plaintiff