**State of Minnesota District Court**

County of: Court File Number:

Judicial District: Case Type: Housing

Plaintiff (Tenant)

VS

Defendant (Landlord)

# Petition for Emergency Relief Under Tenant Remedies Act (HOU602)

# Minn. Stat. § 504B.381

My name is . I understand that I must tell the truth when giving the following information:

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

Street Address:

Apt. or Unit Number:

City, State, Zip:

County:

Phone:

1. The name, address, and phone number for the owners of the property are:

Name:

Street Address:

Apt. or Unit Number:

City, State, Zip:

Phone:

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

[ ]  Same as the owner (see #2 above);

**OR**

Name:

Street Address:

Apt. or Unit Number:

City, State, Zip:

Phone:

1. I request emergency relief from the court because: (Check all that apply)

[ ]  The government has revoked a rental license, issued a condemnation order, issued a notice of intent to condemn, or otherwise deemed the property inhabitable.

**OR**

[ ]  There is a loss of emergency services and facilities that the landlord is responsible for providing. Specifically: (Check all that apply)

[ ]  A serious infestation;

[ ]  Loss of running water;

[ ]  Loss of hot water;

[ ]  Loss of heat;

[ ]  Loss of electricity;

[ ]  Loss of sanitary facilities;

[ ]  A nonfunctioning refrigerator;

[ ]  A nonfunctioning air conditioner (if included in the lease);

[ ]  No functioning elevator (if included in the lease);

[ ]  Any conditions, services, or facilities that pose a serious and negative impact on health or safety; or

[ ]  Other essential services or facilities.

1. These are the reasons I need emergency relief:
* Explain, in detail, why you need emergency relief based on what you checked in #4.

1. On (date), I reported this emergency to: (name).
* Explain, in detail, **how** you told or tried to tell the building owner or manager about the problem and **what** you told the person about the problem:

1. The building owner or manager did not fix the emergency problem.
2. On (date), I gave (name), who is the owner and/or manager, a 24-hour notice that I would be requesting emergency relief from the Court today.
* Explain, in detail, **how** you told or tried to tell the building owner or manager that you were going to court and **what** you told the person, including if you talked to the person or left a message:

1. [ ]  This emergency problem is not the result of a deliberate or negligent act or omission by me or by anyone acting under my direction or control. (Check box if this applies)
2. I believe the following information will be helpful to the Court:
* Explain, in detail, if there is any other information about this emergency that you think will be helpful to the court in granting your request for help.

1. I ask the Court to order one or more of the following:

[ ]  Direct the building owner or manager to immediately fix the emergency problems with my housing.

[ ]  Allow me to fix the emergency problems with my housing and deduct the costs from my rent.

[ ]  Direct that an administrator take over operation of the property to complete the emergency problems with my housing.

[ ]  Direct the building owner to pay me a rent refund or credit for the month(s) of when my housing was not fixed.

[ ]  Direct the building owner to give me a rent reduction until the emergency problems are fixed.

[ ]  Direct the building owner to pay a fine if this Order is violated.

[ ]  Direct the building owner to pay reasonable attorney fees.

[ ]  Other:

To grant other relief deemed just and proper by the Court.

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

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

 Name

 County and state where signed Address: City/State/Zip:

Phone:

 Email:

*Attorney Signature Block*

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

 Name

 County and state where signed Attorney Lic. #:

Address: City/State/Zip:

Phone:

 Email: