

## Rent Escrow

### Vermin Infestations

NOTE: For issues regarding loss of water, heat, or immediate sanitary health of the tenants or other essential services or facilities provided by the landlord, an Emergency Tenant Remedy Action should be filed.

Rent Escrow actions may be filed after following specific procedures. For specific requirements to file a rent escrow action, see **Minn. Stat. § 504B.385**.

To file a Rent Escrow Action, the tenant must do the following:

- Pay the **filing fee** (unless the filing fee is ordered waived due to low income)
- Complete an Affidavit of Rent Escrow, providing the address of the property owner and agent, manager or caretaker, if different from the owner (No P.O. Boxes)
- Provide the court with a copy of a letter sent to the landlord, at least 14 days prior to filing the Rent Escrow case, detailing the non-emergency repair issue(s) that need to be remedied, or a certified copy of a housing inspector's report
- Pay into court any rent that is due to the landlord prior to the hearing date (cash or certified funds only)
- The Court can only accept rent payments after either:
  - A) the filing fee has been paid or
  - B) the fees have been waived by court order

After this all has been done, the Housing Court clerk's office will schedule a date 10 to 14 days from the day the filing was accepted.

If the repair amount is \$15,000 or less, the court will serve notice of the action on the landlord by mail. If the repair amount is over \$15,000, the filing party (tenant) must arrange to have another adult who is not involved in the case serve notice on the landlord.