**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: