

CLEVELAND MUNICIPAL COURT
CUYAHOGA COUNTY, OHIO

OK
KAM
9/11/76

JOSEPH WOODS

CASE NO. 76-CVH-21607

Petitioner

-vs-

JUDGMENT ENTRY

ANNE BERRY

Respondent

This cause came on to be heard on Petitioner's Complaint on the 27th day of August, 1976, pursuant to Section 5321.07 O.R.C., before trial Referee Kenneth McLaughlin, to whom this cause was referred by the Cleveland Municipal Court to try the issues of law and fact. Upon consideration of the Complaint, Answer and evidence presented at trial, this Court renders judgment in favor of the Petitioner as follows:

1. Respondent is ordered to repair and/or remedy, in compliance with the Housing, Building and Sanitary Codes for the City of Cleveland, the following conditions which exist at the premises known as 3636 East 139th Street, Cleveland, Ohio 44120: (A) Inoperative light switches in the bedrooms; (B) Inoperative light sockets in the basement; (C) Leaks in the roof; (D) Leaking faucets and pipes in the kitchen sink; (E) Weak and deteriorated floor in the bedroom; (F) Weak support columns of the rear porch; and (G) Seriously dilapidated garage.

2. Petitioner may continue to pay all rent that becomes due and owing Respondent for occupancy at 3636 East 139th Street, Cleveland, Ohio into the Court until further order of this Court.

3. In the event that Respondent fails, within fifteen (15) days of the date of this order, to remedy the defective conditions at the subject premises as ordered in paragraph one hereinabove, Petitioner may:

- A. Petition this Court to immediately reconsider his request for a reduction in rent as set forth in the Complaint; and
- B. Submit to this Court one or more proposals for the repair of any or all of the conditions described in paragraph one hereinabove. If said proposal(s) is deemed acceptable, this Court shall release to Petitioner such portions of the rent he has deposited into Court as is necessary to effectuate the proposal(s).

DATE


JUDGE