

IN THE JACKSON COUNTY MUNICIPAL COURT
JACKSON COUNTY, OHIO

Mary Helm

Plaintiff

vs

Wanda Peoples

Defendant

Case No. 94 CV 114

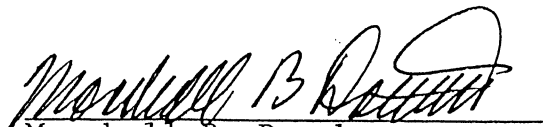
FILED

Journal Entry APR 17 1996

JACKSON COUNTY MUNICIPAL COURT

This day this cause came on to be heard upon the exhibits, the evidences and the Memorandum of Counsel. The Court is unable to review the transcript of the testimony in this cause due to the poor quality of the tapes and therefore finds as follows:

- 1) Plaintiff was entitled to an eviction order due to the initial non-payment of rent by the Defendant.
- 2) The premises rented by Plaintiff to Defendant were substandard and not in a fit and habitable condition due to leaking water lines, improper venting of heaters, lack of heat in a portion of the house and improper drainage from the house.
- 3) By reason of the inhabitable condition of the premises, Defendant is entitled to a rental refund from April 1, 1994, to November 1, 1994, but no other damages.
- 4) The clauses in Plaintiff's lease agreement do not violate the law and are thus not void or voidable.
- 5) Judgment granted to Plaintiff in the amount of \$500.00 for rent due for January and February 1994, and the Clerk is authorized to issue a check from the Rental Escrow in that amount.
- 6) The balance of the Escrow Account shall be remitted to Defendant in the sum of \$1,400.00 and the Clerk is ordered to remit said amount to the Defendant.


Marshall B. Douthett
Judge