

N THE VERMILION MUNICIPAL COURT

MUNICIPAL COURT
VERMILION OHIO

BIERMAN, LYNN

MAR 31 11 06 AM '93

: Case No: CVC 920275

Atty: List, Steve

: JOURNAL ENTRY--CIVIL

-vs-

MAHARIDGE, NICHOLAS D.

MAHARIDGE, KATHLEEN

Atty: Caley, Beverly A.

* * * * *

Date 03/26/93

JE Filed: _____

Partur present with counsel, trial

held. Evidence taken. Prior to Defendants moving into leased premises there had been a fire in the home. Plaintiff did not repair - placed burden of repair on Defendants. Back door and porch of residence defective.

Heat was inadequate - no heat to 2nd floor where bedrooms were located. No water at premises; water had to be hauled although rural water line is present to serve property. Basement constantly flooded. Health Department had issued a citation to correct flooding. Correction not made. Evidence showed building cannot now be rented until owner complies with orders of Vermilion Building Inspector.

Court finds rental unit is and was substandard. Court finds rental value of property no greater than \$100.00 per month. Tenant had paid \$3,400.00 in rent for 17 months. Tenant had expenses of \$525.00; left garbage collection bill of

\$117.85. Plaintiff shall take nothing from Defendants. Defendants awarded Judgment against Plaintiff in the amount of \$2,107.15. Plaintiff's costs. (See Miller v. Richie; 450 O St. 2nd; 222)

Judge: *Joseph T. Ryan*
Joseph T. Ryan

Approved: _____

Approved: _____

Approved: _____

Approved: _____