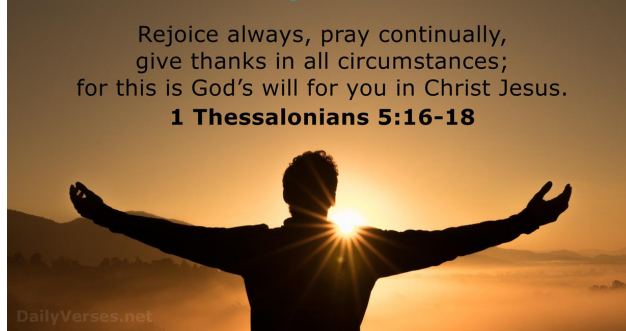




# THE LEGAL ADVISOR

*The official newsletter of Scranton Road Legal Clinic*

Rejoice always, pray continually,  
give thanks in all circumstances;  
for this is God's will for you in Christ Jesus.  
**1 Thessalonians 5:16-18**



## Basics of Rent Escrow Program

*Written by Lillie Burkons, Esq., Staff Attorney*

**Scenario:** Tom Tenant is renting an apartment from Lenora Landlord. Tom notified Lenora 45 days ago about a leak in Tom's ceiling. Lenora still has not fixed the leak, and Tom is worried about the ramifications to his apartment and his belongings therein. What can Tom do?

**Analysis:** So long as Tom informed Lenora *\*in writing\** about the problem, and at least 30 days have passed, Tom can place his rent into escrow with his municipal court. It makes it easier if Tom has a copy of his written notification, email and/or certified mail preferred. Text messages may suffice in some cases.

Escrow allows the court to hold onto Tom's rent until a landlord-tenant resolution occurs. Tom should call his local court clerk's office to determine what documents he needs to bring with him to court to start the escrow process.

In most courts, Tom would need a copy of his written request to the landlord. Some courts may also require a copy of the lease and/or an affidavit (sworn, written testimony that is signed in front of a notary public). If Lenora has violated municipal housing/building codes, Tom should also bring copies of the violations to court.

Once Tom has filed for escrow, the court will give notice to Lenora. Tom will be required to pay his rent *\*on time\** to the court, instead of to Lenora.

If Lenora fixes the leak, Tom can close the escrow case, withdraw his rent from the court, and transfer the rent to Lenora.

In some cases, the court will hold a hearing with both parties to determine what should be done. If the problem isn't fixed, the court may grant Tom the ability to end his lease or use the escrowed rent toward fixing the problem himself. If you have landlord-tenant questions, please do not hesitate to call the Scranton Road Legal Clinic team!

## TIPS ON BUYING A NEW CAR

Looking to buy a used car this Summer? You can follow these steps, provided by Cuyahoga Consumer Affairs:

- Before you buy, know what you can pay. Check Consumer Reports or Kelly's Blue book for car prices.
- Find dealer reputations at the Better Business Bureau BBB; make sure your dealer has a good track record!
- Use your senses of smell, touch, and sight to look over the vehicle, and test drive the car in different conditions.
- Negotiate everything, one at a time.
- [safercar.gov](http://safercar.gov) provides open recalls on Vehicle Identification Numbers (VINs); title checks can be made at [vehiclehistory.gov](http://vehiclehistory.gov).
- Take your chosen vehicle to an independent mechanic for a full inspection before buying it!
- "AS IS" means YOU will pay the costs for all repairs if problems are detected after you leave the lot.
- Ohio does not have a lemon law for used cars, so beware and do your research!

## Free Printing and Scanning at the Library

The Cleveland Public Library offers free use of computers and up to 10 pages printed daily for free. Patrons must have a valid library card or valid state-issued photo ID in order to use TechCentral computers and printing. Librarians can help you to print your documents, access your email and more. You can also scan in documents at the library for free. All self-service scanning is at no charge. Ask a local librarian for help if you need to print or scan something.

## UNUSUAL LAWS

### *Strange Laws Around the US*

- People must present identification to enter a convenience store after dark in Kaysville, Utah.
- In Wisconsin, It is a State Law that apple pie cannot be served in public restaurants without cheese
- In the state of Florida, it is illegal to sing in a public place while wearing in a swimsuit.



**IN-PERSON FAMILY LAW ADVICE CLINIC/WORKSHOP CONTINUES IN 2022!  
CONTACT US AT 216.861.5323 TO SIGN UP NOW! SPACE IS LIMITED.  
Also, Check our our self study workshops on our website!**

Formed in 2012, Scranton Road Legal Clinic educates and empowers our neighbors to make educated and prudent legal decisions, while providing the holistic support for the spiritual, emotional and relational problems that often accompany legal concerns. We offer brief advice via our brief advice telephone line at 216.861.5323 or via our online intake form at [www.scrantonroadministries.org/legal](http://www.scrantonroadministries.org/legal). Contact us today to discuss your legal need.