

HOW TO PREPARE FOR YOUR RENT ESCROW HEARING

Dress Appropriately

You do not need to wear a suit but dressing nicely will tell the court that you take your action and the court seriously.

Be On Time

Leave yourself plenty of time to find parking and make your way to the court room. Being even just a few minutes late could result in the dismissal of your case!

Prepare in Advance

- » Contact your witnesses
- » Gather and organize your documents
- » Your witnesses and your documents are called your “evidence”
- » Make a list of the points you wish to make and of any “evidence” you have to back up those points.
Evidence can include:
 - » Witnesses
 - » Notices, Papers, and Pictures
 - » Inspection reports
- » When it’s your turn to speak:
 - » Stick to your list
 - » Speak calmly and present your case clearly
 - » Do not insult your landlord or get bogged down in too many details about her skills as a landlord
 - » Do not talk about other tenants’ situations. The court will be interested only in your claims and what happened in your case.

Think about What Your Landlord May Say

- » Try to anticipate what your landlord is likely to say
- » Be prepared to respond to such statements or arguments

What Do You Want the Court to Do?

- » Think about the remedy you want and then ask the court for that remedy
 - » Do you wish to be released from your lease without penalty for early termination?
 - » Do you simply want the repairs to be done?
 - » Do you want to be moved to a different unit within the same complex?
- » You are legally required to pay rent for all the time you’ve lived in the home, despite any poor conditions. The Court will not be able to refund your rent.