

COUNTY OF \_\_\_\_\_

JUDICIAL DISTRICT \_\_\_\_\_

**EMERGENCY TENANT  
REMEDIES ACTION PETITION**

Minn. Stat. 504B.381

\_\_\_\_\_  
**Plaintiff (tenant)**

**vs.**

**FILE NO:**

\_\_\_\_\_  
**Defendant (Landlord)**

Plaintiff states under oath:

1) My address is \_\_\_\_\_

2) My landlord's name is \_\_\_\_\_

3) My landlord's address is \_\_\_\_\_

4) The monthly rent is \$ \_\_\_\_\_

5)  I notified the landlord that I was filing this action at least 24 hours before I filed.

**or**

I tried to notify the landlord that I was filing this action by: \_\_\_\_\_

6) I have an emergency involving the loss of running water, hot water, heat, electricity, sanitary facilities, or other essential services the landlord is responsible for. My emergency is:

\_\_\_\_\_  
\_\_\_\_\_

7) Besides the emergency, my rental unit also has the following repair problems:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8) I respectfully ask the court to issue an order including the following:

- a. Order the landlord to take care of the emergency right away.
  
- b. Set a hearing to check on the landlord's compliance with this order and to consider this other relief:
  - i. Give me a refund of rent I paid to cover the time period of the emergency.
  - ii. For any repairs the landlord doesn't get done by the court's deadline, fine the landlord as provided in MN Statute Section 504B.391.
  - iii. Order the landlord to make all the other necessary repairs.
  - iv. Lower my rent to \$ \_\_\_\_\_ per month until the month after all the repairs are done.  
For any repairs that the landlord does not get done by the Court's deadline, authorize me to pay for the repairs myself and take it off future rent.
  - v. Enter a judgment in my favor for \$ \_\_\_\_\_ to compensate me for rent paid while there were repair problems, including attorney's fees. Let me collect the judgment by taking it off my rent.
  - vi. If I am forced to move, order the landlord to put me into another apartment or to pay for temporary shelter and moving costs and to return my security deposit right away.
  - vii. Other:

\_\_\_\_\_  
\_\_\_\_\_

9) To the best of my knowledge, I am not filing this case for an improper reason, such as harassment or delay; my claims are supported by the law, and there is evidence for them. I know that I can be fined or sanctioned by the court if this statement is false.

**I declare under penalty of perjury that everything I have stated in this document is true and correct.**

Dated: \_\_\_\_\_

\_\_\_\_\_  
*Signature*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_