

RULE XXII

RENT ESCROW

Tenant may initiate the escrow process by filing a form supplied by the clerk which includes a statement that they are current in their rent and have given the landlord written notice of the defects.

The clerk shall assign the action a case number (91CV0000R) and shall give written notice by certified mail to the landlord. The tenant must deposit the rent with the clerk if the rent is due. If the rent is not yet due the tenant must deposit the rent with the clerk by the date due. In order to respond to the action, the landlord shall file a complaint under the same number paying costs specified in Rule XVIII.

After the landlord files such a complaint, a hearing shall be scheduled not less than thirty-five (35) days nor more than sixty (60) days from the date said complaint is filed.

At the conclusion of the hearing a written magistrate's decision shall be required within fourteen (14) days and submitted to a judge for signature.

When the escrowed money is released at the conclusion of the matter, a 1% fee shall be charged as additional cost.