

COUNTY COURT OF NOBLE COUNTY

Judge Jennifer L. Anrold 100 Courthouse Caldwell, Ohio 43724 Phone (740) 732-5795

FORCIBLE ENTRY AND DETAINER/ COMPLAINT FOR EVICTION

Ohio Rev. Code Secs. 1901.18, 1923.01

CASE NUMBER _____

PLAINTIFF (LANDLORD)

DEFENDANT (TENANT)

NAME _____

NAME _____

ADDRESS _____

ADDRESS _____

PHONE NUMBER _____

PLAINTIFF (LANDLORD)

DEFENDANT (TENANT)

NAME _____

NAME _____

ADDRESS _____

ADDRESS _____

PHONE NUMBER _____

FIRST CAUSE OF ACTION

1. Plaintiff(s) states that they are the owner(s) of the premises. The address that the tenant is to be evicted from is :

2. Defendant is a tenant at the premises under a _____ lease which began _____ (date).
(oral/ written)

3. Defendant is in default of the lease/agreement because _____

4. On _____, (date) plaintiff served defendant with a 5-day notice to leave the premises pursuant to RC 1923.04.
(Notice should be filed with complaint)

5. Defendant has, since _____, (date after the notice period expired) unlawfully and forcibly detained from the plaintiff possession of the above-described premises.

SECOND CAUSE OF ACTION

Plaintiff for the second cause of action states that the Defendant is indebted to said plaintiff in the sum of \$ _____
as rent for the above named premises through _____, on a rental basis of _____ (amount owed in back rent)
(date)

\$ _____ per month plus per Diem \$ _____, until the premises are vacated, plus other damages of
(Monthly rental amount) (rent divided by 30 days)

\$ _____

DATE _____

PLAINTIFF (LANDLORD)

NOTICE TO ALL LANDLORDS

By order of the Ohio Supreme Court, only the owner of the rental property or a licensed practicing attorney may file a complaint or money damages against a tenant. A building manger or agent designated by the landlord other than an attorney may not sign a complaint for eviction or appear on behalf of the landlord in any court proceeding. For further information, see Cleveland Bar Association v Picklo, 96 Ohio st 3d 195 (2002).

If the property is owned by a corporation or a limited liability company, ONLY an attorney can represent the property in Court.

Failure to comply with this requirement may be grounds for dismissal of the case at any stage of the proceedings.

NOTICE TO LEAVE PREMISES

Pursuant to Ohio Revised Code 1923.04

5 (FIVE) DAY NOTICE

To: _____, Tenant; and all other occupants.

The purpose of this letter is to ask you to leave the premises now in your possession, located at

_____, in

_____ Township _____ County, Ohio.

You are being asked to leave for the following reason(s):

Your compliance with this notice on or before the _____ Day of _____, 20____

(5 days from today) will prevent any legal measure being taken by me to obtain possession.

YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

Yours Respectfully,

Landlord Signature/ Date

Landlord Phone Number

This notice must be served at least 5 days commencing the eviction action. This notice is

hereby served on _____ This _____ Day of _____,

(Tenant)

20____.

Signature