

IN THE MARYSVILLE MUNICIPAL COURT, UNION COUNTY, OHIO

PLAINTIFF'S

NAME _____

CASE NO. _____

FULL ADDRESS _____

PLAINTIFF,

vs.

COMPLAINT IN FORCIBLE DETAINER

DEFENDANT'S

NAME _____

FULL ADDRESS _____

and all other occupants

DEFENDANT

FIRST COUNT

1. Subject of this Complaint is a resident located at (*Address of Rental*). Plaintiff manages and leases said premises; Defendant is the Lessee.
2. Defendant entered into possession of the premises pursuant to a written lease agreement. Under such lease, Lessee has the obligation to pay to the Lessor monthly rental payments in the amount of (*Amount of Monthly Rent*). A copy of said lease was provided to the Defendant at the time of execution.
3. On (*As of Date Defendant still hadn't paid Rent*), the Defendant had not paid to Plaintiff the rental payment due for (*Month(s) that Rent have Not Been Paid*). Therefore, Plaintiff gave the Defendant the notice required by § 1923.04 of the Ohio Revised Code to vacate the premises.
4. Plaintiff has fully performed all of its obligations under the lease of the premises. Defendant, by reason of refusal to remit payment of rent to the Plaintiff, is now in default under the terms of the lease, and by such default, Plaintiff is now entitled to immediate possession of the premises. Defendant has not surrendered the premises to the Plaintiff and now unlawfully and by force detains from Plaintiff the premises.

SECOND COUNT

(For back rent, damages, etc. - must be requested at the time the forcible detainer is file. First Count sample can be used as a guide).

WHEREFORE, Plaintiff demands judgment for immediate restitution of the premises and for costs.

(Plaintiff's Name)

**IN THE MARYSVILLE MUNICIPAL COURT
MARYSVILLE, OHIO**

PLAINTIFF'S
NAME _____
FULL ADDRESS _____

CASE NO. (*Case Number Will be Assigned
by Court*)

PLAINTIFF,

vs.

JUDGMENT ENTRY

DEFENDANT'S
NAME _____
FULL ADDRESS _____

and all other occupants

DEFENDANT(S)

This matter having come before this Court on (*Date of Hearing*) and upon the evidence adduced, upon reviewing this matter and after careful consideration, the Court finds that the Plaintiff is entitled to restitution of the premises pursuant to Count One of their Complaint filed with this Court on (*date Complaint in Forcible Detainer filed*). The Defendant(s) (*were/were not*) present in the Courtroom.

THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED, that the Plaintiff have restitution of the premises and that a Writ of Restitution be issued upon the filing of a Praecipe for the same and served upon the Defendant(s) (*date Writ to be served*) by the Bailiff of this Court. Should the Defendant(s) fail to leave the premises by (*date premises to be vacated*), the Bailiff shall take the necessary steps to remove the Defendant(s) from the premises and allow the Plaintiff to have restitution of them.

Magistrate

NOTICE TO LEAVE PREMISES

Ohio Revised Code Section 1923.04

To _____ Tenant(s):

I wish you to leave the following described premises now in your occupation, situated in the County of Union and in the State of Ohio, and described as _____ together with the lot of land on which said property is situated.

Grounds for request to leave premises: _____

Your compliance with this notice on or before 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 ACTION 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.”

Date _____ Landlord

Landlord’s Address

I served upon _____ Tenant(s)

On the _____ day of _____, 20____ by furnishing a written copy thereof by _____

(Landlord)

This notice must be served at least three days before commencing the action by certified mail return receipt requested, by handing a written copy of the notice to the defendant in person, or by leaving it at the defendant’s usual place of abode or at the premises from which the defendant is sought to be evicted.