

**IN THE MUNICIPAL COURT OAKWOOD, OHIO
CIVIL DIVISION**

Case No. _____

(Landlord's Name)

(Landlord's Address)
Plaintiff(s)

vs

**COMPLAINT FOR EVICTION
AND MONEY DAMAGES**

(Tenants' Name)

(Tenants' Address)
Defendant(s)

First claim for relief (eviction)

1. Plaintiff is the owner / agent (*circle one*) of the premises located at _____
_____ (*address of premises tenant is to be evicted from*).
2. Defendant is a tenant at _____
_____ (*address of premises tenant is to be evicted from*)
3. Defendant is in default of the lease/rental agreement because _____

Defendant has not paid rent since _____ (*date*).
4. On _____ (*date*), Plaintiff served Defendant with a 3-Day Notice to Leave the Premises pursuant to RC 1923.04. (copy of 3 day notice to be filed with complaint)
5. Defendant has since _____ (*date after 3-Day Notice period expired*) unlawfully and forcibly detained from the Plaintiff possession of the above described property.

Second claim for relief (Money Damages – Not to Exceed \$15,000)

1. Defendant owes back rent in the amount of \$_____, future rent (until Defendant vacates the premises and/or the premises are rented, whichever may be applicable), and/or unspecified damages in the amount to be determined after Plaintiff has opportunity to inspect the premises.

Plaintiff(s) requests process, restitution, and judgment in an amount to be determined, plus costs of this action, and interest on said judgment amount.

Dated this _____ day of _____, 20____.

Plaintiff(s) Signature

Plaintiff's Printed Name and Title