IN THE WAYNE COUNTY MUNICIPAL COURT
WOOSTER, OHIO

_____
Name

CASE NO._____

_____
Address Plaintiff(s)

vs.

COMPLAINT IN FORCIBLE ENTRY AND DETAINER (EVICTION) and
_____CLAIM for MONEY DAMAGES
(check if applicable)

_____
Name

_____
Address Defendant(s)

I. FIRST CAUSE OF ACTION FOR EVICTION

1. The premises that is the subject of this complaint is located at: _____
_____, Ohio_____(zip)
(*Provide the COMPLETE address of premises, including e.g. "Up," "Down," "Third Floor," "Front Unit," "Apt #".)*

2. The structure where the premises is located is a ☐ single ☐ double/duplex ☐ multi-unit building.

3. The premises described in paragraph one is owned by_____.
☐ ***Exhibit:*** *Documentation of the ownership of the premises, e.g. printout from the Wayne County Fiscal/Auditor or My Place website is attached.*

4. Plaintiff files this action as ☐ owner of ☐ agent for the owner of the premises ☐ other.

5. Defendant occupies the premises pursuant to the following *(check one)*:
☐ a written rental agreement with Plaintiff ☐ an oral rental agreement with Plaintiff
☐ a land installment contract with Plaintiff ☐ no agreement
☐ other _____
☐ ***Exhibit:*** *A copy of the written lease or land contract is attached OR is not attached for the following reason:*___.

6. Plaintiff is terminating Defendant's right to possession for the following reason(s):
☐ non-payment of rent.
☐ breach of lease other than nonpayment (specify:_____).
☐ termination of month-to-month or other periodic tenancy or expiration of lease.
☐ violation of tenant duties under RC 5321.05 (specify:_____).
☐ non-color of title (no permission to occupy premises).
☐ other (specify:_____).

7. Defendant's tenancy ☐ is ☐ is not subject to a federal subsidy.

8. Plaintiff served on Defendant a notice to vacate ("3-day notice") as required by R.C. 1923.04 on _____/_____/_____, by the following method: _____
☐ ***Exhibit:*** *A copy of the notice is attached.* *(e.g., in hand, under the door, posted on unit)*

9. ☐ Plaintiff was not required to serve on Defendant any other notices; or
☐ Plaintiff served on Defendant all other notices required by state or federal law, or the lease on__/_ /_____.
☐ ***Exhibit:*** *Copies of all other notices are attached.*

10. Defendant continues to occupy the premises.

II. **SECOND CAUSE OF ACTION FOR MONEY DAMAGE** *(complete only if seeking money judgment)*

12. Defendant has failed to pay rent at the rate of $_____ per month for the following months: _____.

13. Defendant will continue to owe rent after the filing of this case at the same amount per month.

14. Defendant has failed to pay late charges of $_____/month for the following months: _____.

15. Defendant has failed to pay charges for utilities, or other charges that are not rent or late charges, and may fail to pay these charges as they come due, as follows:
$_____ for _____ through _____/_____/_____ and ongoing.

16. Plaintiff is unable to determine the exact amount of property damage beyond normal wear and tear that Defendant has caused or may cause prior to moving from the premises. Plaintiff estimates that Defendant has caused or may cause $_ in damages, which includes
(check all that apply):
☐ property damage;
☐ the cost of movers to remove Defendant's personal property;
☐ the cost to replace Plaintiff's belongings that Defendant removed from the premises;
☐ other (describe): _____.

17. Defendant(s) paid Plaintiff a security deposit of $_____ which Plaintiff has retained.

PRAYER FOR RELIEF

(1) Plaintiff(s) requests an order granting restitution of the premises (eviction) and ordering Defendant(s) to vacate; and

(2) ☐ *(check if applicable)* Plaintiff(s) requests a judgment against Defendant(s) for money damages not to exceed the total of $_____ as of the date of filing, and $_____ per month, for each month after the filing of this action, for the ongoing liabilities indicated in paragraphs 12—15.

_____

Signature of Plaintiff*

_____

Warning: a non-attorney may NOT sign for another person OR for a business entity such as a corporation or LLC.