

PORTAGE COUNTY MUNICIPAL COURT

www.co.portage.oh.us

Ravenna Municipal Court
203 W Main St PO Box 958
Ravenna OH 44266
330.297.3635

Kent Municipal Court
214 S Water St
Kent OH 44240
330.678.9170

PETITION

IN FORCIBLE ENTRY AND DETAINER WITH CLAIM FOR RENT

OHIO REV. CODE SECS. 1901.18; 1923.01; 2309.05

PLAINTIFF (LANDLORD)

CASE NUMBER

NAME _____
ADDRESS _____
PHONE NUMBER _____ FAX NUMBER _____
E-MAIL ADDRESS _____

VS

DEFENDANT (TENANT)

DEFENDANT (TENANT)

NAME _____
ADDRESS _____

NAME _____
ADDRESS _____

FIRST CAUSE OF ACTION

1. Plaintiff is the owner of premises located at _____
(address of premises tenant is to be evicted from)
2. Defendant is a tenant at the premises located at _____
(address tenant is to be evicted from) under a _____ lease which began _____ *(date)*.
(oral or written)
3. Defendant is in default of his/her 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. (3-day 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 premises is vacated.
(monthly rental amount) *(rent divided by 30 day)*

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 for eviction or money damages against a tenant. A building manager 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 owners in Court.

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