CLEVELAND MUNICIPAL COURT
HOUSING DIVISION
CUYAHOGA COUNTY, OHIO

_____
_____
_____
Plaintiff(s)

vs.

_____
_____
_____
Defendant(s)

CASE NO._____

JUDGE CHERYL M. WILTSHIRE

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

I. FIRST CAUSE OF ACTION FOR EVICTION

1. The property at issue is the premises located at: _____
_____, Cleveland, Ohio _____(zip)
(*Provide the COMPLETE address of premises, including e.g. "Up," "Down," "Third Floor," "Front Unit," "Apt #".)*

2. The premises described in paragraph one is owned by _____.
☐ ***Exhibit*** *Attached to this complaint as an Exhibit is documentation of the ownership of the premises, e.g. printout from the Cuyahoga County My Place website.*

3. Plaintiff files this action as ☐ owner of ☐ agent for the owner of the premises ☐ other.
☐ ***Exhibit*** *If Plaintiff is a business entity, such as a corporation or limited liability company (LLC), attached as an Exhibit is documentation of Plaintiff's good standing, active registration or active license with the Ohio Secretary of State.*

4. The property is used for the following purpose(s): ☐ residential ☐ commercial

5. Defendant(s) occupy 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.*** *If there is a written lease or land contract, a copy is attached as an Exhibit 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: _____).
☐ termination of consent to occupy (no color of title)
☐ other (specify: _____).

7. Defendant's tenancy □ is not and was not subject to a federal subsidy; or
□ is/was subject to a federal subsidy which was terminated.
□ **Exhibit.** *If the subsidy was terminated, true and accurate copies of notices to/from the Public Housing Authority (e.g. CMHA) are attached as Exhibits.*

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 true and accurate copy of the notice is attached as an Exhibit.

9. □ Plaintiff was not required to serve on Defendant any other notices; or
□ Plaintiff served on Defendant other required notices required by state or federal law, or the parties' lease on _____/_____/_____.
□ **Exhibit.** *A true and accurate copy of other notices served are attached as Exhibits.*

II. SECOND CAUSE OF ACTION FOR MONEY DAMAGES

1. Defendant has failed to pay the following amounts due as rent at the rate of $_____ per month for the following months: _____.

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

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

4. 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.

5. Plaintiff is unable to determine the exact amount of property damage beyond normal wear and tear that Defendant(s) have caused or may cause prior to vacating the premises. Plaintiff estimates that Defendant(s) have caused or may cause $_____ in damages, which may include, in addition to property damage: (1) the cost of hiring movers to remove Defendant's personal property if Defendant does not remove it; and (2) the cost to replace items belonging to Plaintiff that Defendant may remove from the premises.

6. 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) Plaintiff(s) requests a judgment against Defendant(s) for money damages not to exceed the total of $_____ and the ongoing liabilities indicated in paragraphs 1—5.

_____
Signature of Plaintiff[i]*

_____

_____

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