

2026 Move-Out Checklist

Call various moving companies to compare prices for the services you will need. Verify the mover's policy regarding charges in the event move-out is canceled or if there are any upcharges due to infestation.

If there are any animals on the property:

There **will** be a \$40 charge for each dog to be taken to the Cleveland Kennel.

Any other animals will go to the APL (Animal Protective League) free of charge.

Arrangements for this will be made when the bailiffs arrive at the set-out.

Select a company and provide all details, such as address and move-out date. The Bailiffs **will not** recommend a mover; it is the Landlord's responsibility to choose one.

Court bailiffs do not move personal property; this is the mover's responsibility.

Court bailiffs do not force entry into the dwelling. If forced entry is necessary, it is the Landlord's or the mover's responsibility.

Please do not approach or enter the property until the Bailiffs arrive

Licensed and Bonded Moving Companies

This list is also available on our website:

<https://www.clevelandhousingcourt.org/forms/> - Move-Out Checklist

1ST CHOICE MOVERS & MORE (216) 441-7933	AA-1 THOMPSON LOWEST PRICE MOVERS (216) 559-0188 / (216) 282-6683
BLACK DIAMOND JUNK REMOVAL (216) 259-8706	CORNERSTONE GENERAL CONTRACTING LLC. (216) 203-1605
DL THOMPSON LLC (216) 406-2509 / (216) 210-0707	F&L CLEAN SWEEP CLEANING SERVICES (216) 559-5932
J&MZ SERVICES (440) 822-2057/216-703-2019	MASTERMIND YOUR BUSINESS LLC (216) 342-3366
JONES COMMERCIAL ENTERPRISES (216) 244-9348	PERRY BROS LLC (216) 512-2037
SANCO SERVICES LLC (216) 331-0088	SMART MOVEOUTS & JUNK DISPOSAL (216) 632-4110
SSS PROPERTIES (216) 381-8607	

If there is a vehicle on the property that needs to be towed/moved due to the eviction process, please advise the Bailiffs when they call to confirm the eviction.

Towing Companies	
Truly Blessed Towing LLC (216) 244-6375	Republic A-1 (216) 271-3000

**CLEVELAND MUNICIPAL COURT
HOUSING DIVISION
CUYAHOGA COUNTY, OHIO
EVICTIONS AND WASTE REMOVAL CHARGES**

You may be charged additional fees by the City of Cleveland in connection with this move out. The City can charge a landlord \$190.00 for the increased waste removal costs to evict someone after: (1) the City issues a citation to the landlord and; (2) the Commissioner of Waste Collection investigates. (Cleveland Codified Ordinance Section 551.111)

If the volume or nature of the contents would create a health or safety hazard, the City may also require dumpsters and/or compactors and charge the landlord for those services. Contact the **Dumpster Services for Cleveland Residents** at 216-664-2162 for more information about prices.

These waste collection fees are NOT Court costs and are NOT imposed by the Court.

If you are charged these fees and want to contest the charges, you may wish to contact the **City's Division of Waste Collection** at (216) 664-3711.

Additionally, if the volume or nature of the contents is such that removal to the tree lawn would create a health or safety hazard, the Court may cancel the move-out and order a new move-out date set in conjunction with a special waste collection as scheduled by the landlord. Housing Court Local Rule 6.102(D).

If you are charged any waste collection fees by the City, or incur costs of a special waste collection, you may be able to recover an equal amount from your tenant by including a claim for the costs in your second cause of action. Housing Court Specialists are available on the 13th Floor of the Justice Center to give information about second causes of action and answer questions about the Court's procedures.