

# IN THE DARKE COUNTY MUNICIPAL COURT

CASE NO. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
NAME AND ADDRESSES OF ALL PLAINTIFF(S)

-VS-

## COMPLAINT IN FORCIBLE ENTRY AND DETAINER; FOR RENT; AND DAMAGES

\_\_\_\_\_  
NAME AND ADDRESSES OF ALL DEFENDANT(S)

### FIRST CAUSE OF ACTION

1. My name is \_\_\_\_\_, hereinafter referred to as Plaintiff(s), and I own the property located at \_\_\_\_\_, situated in Darke County, Ohio (hereinafter referred to as the rental premises).
2. On or about the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I rented the rental premises to the Defendant(s).  
The rental agreement was: (Circle the appropriate)  
A. An oral month to month agreement.  
B. A written agreement.
3. Ever since the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Defendant(s) has/have unlawfully and forcibly held over their term because: (Circle the appropriate)  
A. The Defendant(s) has/have not paid as required by the terms of the rental agreement.  
B. The Defendant(s) breached specific terms of the rental agreement.  
C. The Defendant(s) has/have failed to comply with Ohio Landlord/Tenant law; or  
D. The term of the tenancy has ended.
4. On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I duly served on the Defendant(s) the required statutory notice to leave the rental premises, a copy of which is attached hereto and incorporated herein by reference. Service of this statutory notice was made on Defendant(s) by: (Circle the appropriate)  
A. Certified mail, return receipt requested.  
B. Handing a written copy of the notice to the Defendant(s) in person; or  
C. Leaving a written copy of the notice at the Defendant(s) usual place of adobe or at the rental premises.

**SECOND CAUSE OF ACTION**

- 5. The Plaintiff(s) repeats everything in Paragraphs 1 through 4.
- 6. Defendant(s) owe(s) the Plaintiff(s) the sum of \$\_\_\_\_\_ for back rent only. The monthly rental amount is \$\_\_\_\_\_. Defendant(s) paid a security deposit in the amount of \$\_\_\_\_\_.

**THIRD CAUSE OF ACTION**

- 7. The Plaintiff(s) repeats everything in Paragraphs 1 through 6.
- 8. Defendant(s) owe(s) the Plaintiff(s) the sum of \$\_\_\_\_\_ for damages for breach of the rental agreement or Landlord/Tenant law. Said sum is broken down as follows:
  - A. Physical damage to the rental premises \$\_\_\_\_\_
  - B. Unpaid utility bills \$\_\_\_\_\_
  - C. Extraordinary cleaning expenses \$\_\_\_\_\_
  - D. Other \$\_\_\_\_\_

**WHEREFORE**, Plaintiff(s) asks for judgment against the Defendant(s) as follows:

- A. Restitution of the premises based upon the First Cause of Action;
- B. Money judgment for back rent in the amount of \$\_\_\_\_\_ based upon the Second Cause of Action;
- C. Money judgment for damages in the amount of \$\_\_\_\_\_ based upon the Third Cause of Action;
- D. Court costs and any other relief the Court deems appropriate.

**STATE OF OHIO, DARKE COUNTY, SS:**

\_\_\_\_\_ being duly sworn says that he/she/they is/are the Plaintiff(s) in the within entitled action and that the facts stated in the foregoing Complaint are within his/her/their personal knowledge and are true, as he/she/they believe(s).

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF PLAINTIFF(S)

TELEPHONE \_\_\_\_\_

Sworn to before me and signed in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Deputy Clerk-Clerk-Notary Public