

DARKE COUNTY MUNICIPAL COURT
504 SOUTH BROADWAY, SUITE 7
GREENVILLE, OHIO 45331
JUDGE JULIE L. MONNIN

CASE No. ____ - CVG - 001 - _____

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

If you have more than one (1) Plaintiff or Defendant, you must file the Additional Parties Form with this complaint.

PLAINTIFF #1 NAME	DEFENDANT #1 NAME
ADDRESS	ADDRESS
CITY, STATE, ZIP CODE	CITY, STATE, ZIP CODE
PHONE NUMBER (REQUIRED)	PHONE NUMBER (REQUIRED)

RESTITUTION & POSSESSION OF PREMISES

NOTICE: YOU MUST BE THE OWNER OF THE REAL ESTATE SUBJECT TO THIS EVICTION. IF THE REAL ESTATE IS OWNED BY A CORPORATION OR LIMITED LIABILITY COMPANY, YOU MUST HIRE AN ATTORNEY TO FILE THE EVICTION COMPLAINT ON YOUR BEHALF.

1. My name is _____, hereinafter referred to as Plaintiff(s), and I own the premises located at _____, hereinafter referred to as rental premises, situated in Darke County, Ohio.
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. (**Must attach a copy of the Notice to Leave Premises**) Service of this statutory notice was made on Defendant(s) by: (Circle the appropriate)
 - A. Certified mail, return receipt requested. ***Must provide a copy of the signed return receipt***
 - 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 abode or at the rental premises.

MONETARY DAMAGES

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, plus any future unpaid rent up to the date Defendant(s) vacate(s) the rental premises. The monthly rental amount is \$ _____. Defendant(s) paid a security deposit in the amount of \$ _____.
7. Defendant(s) may owe(s) the Plaintiff(s) for physical damage to the rental premises, unpaid utility bills, late fees, extraordinary cleaning expenses and any other physical or monetary damages caused by their tenancy, the amount of which is undetermined at this time and will be presented in evidence form to the Court at the Monetary Damage Hearing.

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

- A. Restitution/Possession of the premises;
- B. Money judgment for back rent, plus any further unpaid rent up to the date Defendant(s) vacate(s) the rental premise;
- C. Money judgment for damages in an amount to be determined at the Monetary Damages Hearing, once Tenant(s) vacate the rental premises; and
- D. Court costs and any other relief the Court deems appropriate.

Please Note: The below signature must be witnessed by a Notary Public or Approved Court Personnel, please do not sign until you are in their presence.

STATE OF OHIO, DARKE COUNTY, SS:

I/we, Plaintiff(s) herein swear that the facts stated in this Complaint are within their personal knowledge and are true, as they believe.

PLAINTIFF #1 SIGNATURE

To be completed by the Court or Notary Public:

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

Deputy Clerk / Clerk / Notary Public

THE EVICTION COMPLAINT FORM IS PROVIDED TO THE PUBLIC AS A COURTESY OF THE COURT. IF YOU HAVE ANY QUESTIONS, YOU MUST SEEK THE ADVICE OF AN ATTORNEY. THE CLERKS CANNOT GIVE YOU ANY LEGAL ADVICE.

Questions? The Court cannot provide legal advice. You are encouraged to talk to an attorney for any legal questions you may have or contact Legal Aid of Western Ohio by calling: 1.888.534.1432



Scan this QR code to access additional Legal Aid Resources or visit ohiolegalhelp.org