

**DARKE COUNTY MUNICIPAL COURT**  
**504 SOUTH BROADWAY, SUITE 7**  
**GREENVILLE, OHIO 45331**  
**JUDGE JULIE L. MONNIN**  
**937.547.7340**

**EVICITION COMPLAINT**

**(FORCIBLE ENTRY & DETAINER; RENT; AND DAMAGES)**

**CASE No. \_\_\_ - CVG - 001 -**

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**NOTICE:** Only the deeded property owner can sign and file an Eviction Complaint without an attorney. All other Eviction Complaints must be signed and filed by an attorney on behalf of the owner or property management company. Corporations, Limited Liability Companies (LLCs), and Trusts must be represented by an attorney at all stages of the eviction process, including filing the complaint seeking eviction and appearing in Court. A person is not permitted to use a power of attorney to represent another person in Court. For questions about legally filing and pursuing an eviction action, consult with an attorney.

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**Please Note:** If you have more than **one (1) Plaintiff** or **one (1) Defendant**, you must attach the Additional Parties Form to this complaint.

VS.

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 RENTAL PROPERTY:**

1. My name is \_\_\_\_\_, hereinafter referred to as Plaintiff(s), and I own the \_\_\_\_\_ rental \_\_\_\_\_ property \_\_\_\_\_ located \_\_\_\_\_ at \_\_\_\_\_, hereinafter referred to as rental property, situated in Darke County, Ohio.

2. On \_\_\_ / \_\_\_ / 20\_\_\_, I rented the rental property 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 \_\_\_ / \_\_\_ / 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 \_\_\_ / \_\_\_ / 20\_\_\_, I duly served on the Defendant(s) the required statutory Notice to Leave Premises, which **must be attached** to this Eviction Complaint at time of filing. Service of this statutory notice was made on Defendant(s) by: (Circle the appropriate)
- A. Certified mail, return receipt requested (**you 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 property.

**MONETARY DAMAGES:**

- 5. The Plaintiff(s) repeat(s) 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 property. 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 property, 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 rental property;
- B. Money judgment for back rent, plus any further unpaid rent up to the date Defendant(s) vacate(s) the rental property;
- C. Money judgment for damages in an amount to be determined at the Monetary Damages hearing, once Defendant(s) vacate the rental property; and
- D. Court costs and any other relief the Court deems appropriate.

**Please Note:** Your 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 swear the facts stated in this Complaint are within my personal knowledge and are true as I believe.

Plaintiff #1 Signature

**To be completed by the Court or Notary Public:**

Sworn to and signed in my presence on \_\_\_ / \_\_\_ / 20\_\_\_.

Deputy Clerk / Notary Public





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**ADDITIONAL PARTIES FORM**

**CASE No. \_\_\_ - CVG - 001 -**

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Please complete this section for any additional **Plaintiffs**:

PLAINTIFF #2 NAME

PLAINTIFF #3 NAME

ADDRESS

ADDRESS

CITY, STATE & ZIP CODE

CITY, STATE & ZIP CODE

PHONE NUMBER (REQUIRED)

PHONE NUMBER (REQUIRED)

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

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

I swear the facts stated in this Complaint are within my personal knowledge and are true as I believe.

Plaintiff #2 Signature

Plaintiff #3 Signature

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**To be completed by the Court or Notary Public:**

Sworn to and signed in my presence on \_\_\_ / \_\_\_ / 20\_\_\_.

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Deputy Clerk / Notary Public

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Please complete this section for any additional **Defendants**:

DEFENDANT #2 NAME

DEFENDANT #3 NAME

ADDRESS

ADDRESS

CITY, STATE & ZIP CODE

CITY, STATE & ZIP CODE

PHONE NUMBER (REQUIRED)

PHONE NUMBER (REQUIRED)