

**IN THE LAKEWOOD MUNICIPAL COURT
CUYAHOGA COUNTY, OHIO**

Landlord's name)

Landlord's address)

Plaintiff (Landlord))

Tenant's name)

Tenant's address)

Defendant (Tenant))

CASE NO. _____

**COMPLAINT FOR EVICTION
AND MONEY DAMAGES**

FIRST CLAIM FOR RELIEF (EVICTION)

1. Plaintiff is the owner of premises located at _____ [*address of premises tenant is to be evicted from*], Lakewood, Ohio.
2. Defendant is a tenant at the premises located at _____.
[address tenant is to be evicted from]
3. Defendant is in default of his/her lease/rental agreement because _____

Defendant has not paid rent since _____. [*date*]
4. On _____, [*date*] plaintiff served defendant with a 3-day notice to leave the premises pursuant to RC 1923.04. (3-day notice should be filed with complaint or brought to the Court hearing.)
5. Defendant has, since _____, [*date after the notice period expired*] unlawfully and forcibly detained from the plaintiff possession of the above-described premises.

SECOND CLAIM FOR RELIEF (MONEY DAMAGES)

6. Defendant owes for back rent and/or damages to be determined by the Court.

WHEREFORE, with respect to the first claim for relief, plaintiff prays for restitution of the premises; with respect to the second claim for relief, plaintiff requests a hearing on back rents and/or damages and the costs of this action.

[NOTE: Plaintiff may request attorney fees here, if applicable.]

Respectfully submitted,

Signature of plaintiff or plaintiff's counsel

Address

Phone No.

NOTICE TO ALL LANDLORDS

New Procedure for Eviction Cases

By order of the Ohio Supreme Court, only the owner of the rental property or a licensed practicing attorney may file a complaint for evictions or money damages against a tenant. A building manager or agent designated by the landlord other than an attorney may not sign a complaint for eviction or appear on behalf of the landlord in any court proceeding. For further information, see Cleveland Bar Association v Picklo, 96 Ohio St. 3d 195 (2002).

If the property is owned by a corporation, only an attorney can represent the property owners in Court.

Failure to comply with this requirement may be grounds for dismissal of the case at any stage of the proceedings.