

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

Owner/Landlord's name

CASE NO. _____

Owner/Landlord's address

JUDGE TESS NEFF

City, State, Zip Code

Phone No.

**COMPLAINT IN FORCIBLE ENTRY
AND DETAINER**

Email

Plaintiff(s) (Landlord)

Tenant's name

Tenant's address

City, State, Zip Code

Phone No.

Email

Defendant(s)

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(s) is/are 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. The Defendant **is not** **is** a recipient of Federally Subsidized Housing Assistance (e.g. Section 8 Housing Choice Voucher Program) as it relates to the rental agreement.

5. 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.)
6. Defendant(s) has/have, since _____, [date after the notice period expired] unlawfully and forcibly detained from the plaintiff possession of the above-described premises.
7. Plaintiff has not accepted any further rent payments since service of the 3-Day Notice.

Respectfully submitted,

Signature of plaintiff or plaintiff's counsel

Name

Address

City, State, Zip Code

Phone Number

Email

*Effective November 1, 2023

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.