

**GARFIELD HEIGHTS MUNICIPAL COURT
CUYAHOGA COUNTY, OHIO**

)	Case No. _____
)	
Owner(s)/Landlord(s) Name)	
)	
Owner/Landlord Address)	Judge: _____
)	
City, State Zip)	
)	
Text No.)	
)	
Email)	
Plaintiff(s),)	
v.)	
)	
)	
Tenant(s) Name)	
)	
Tenant Address)	
)	
City, State Zip)	
)	
Phone)	
)	COMPLAINT IN FORCIBLE ENTRY
Email)	AND DETAINER, OR PAST DUE
Defendant(s).)	RENT, AND OTHER MONEY
)	DAMAGES

FIRST CAUSE/CLAIM FOR RELIEF (EVICTION)

1. Plaintiff is the Owner of the premises located at: _____.

2. Defendant is a tenant at the above-described premises pursuant to a written lease oral lease
(attach a copy of any written lease).

3. The Defendant is not is a recipient of Federally Subsidized Housing Assistance (eg. Section 8 Housing Choice Voucher Program) as it relates to the rental agreement.

4. Defendant is in default of the lease/rental agreement as follows: Non-payment of rent Other:
_____.

5. On _____ (date), Plaintiff served Defendant a 3-Day Notice to Leave the Premises pursuant to ORC 1923.04 (attach a copy of Notice).
6. Plaintiff has not accepted any further rent payments since service of the 3-Day Notice.
7. Since the date after the 3-Day Notice period has expired, Defendant has unlawfully and forcibly detained from the Plaintiff possession of the above-described premises.

SECOND CAUSE/CLAIM FOR RELIEF (MONEY DAMAGES)

8. Defendant owes the following amounts to me:
- Back rent and late fees in the amount of _____ through the date of filing plus additional rent and late fees that will accrue through the date of vacation of the premises;
 - Back utilities owed for which the tenant is responsible for under the lease in the amount of _____;
 - Damages to the premises, above ordinary wear and tear, in an amount to be determined prior to trial.

WHEREFORE, Plaintiff prays for the following (check only one):

- Restitution of the premises (First Cause) and damages in an amount not to exceed \$15,000.00 plus costs of this action (Second Cause).
- Plaintiff is not seeking money damages against the Defendant, but desires restitution of the premises (First Cause only case).

Respectfully submitted,

Signature: _____

Name: _____

Address: _____

Phone: _____

Email: _____