

SAMPLE FORM OF A THREE-DAY NOTICE

To: _____
[list each tenant who will be affected by this notice]

The purpose of this letter is to ask you to LEAVE the premises now in your possession, situated in _____ [city], _____ [county], Ohio and known as

[full address and suite number of rental premises] together with the lot of land on which these premises are located. You are being asked to leave for the following reason:

[state reasons for eviction].

Your compliance with this notice within [] days after its service will prevent any further eviction action against you.

YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION ACTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

Yours respectfully,

Landlord's Signature

Landlord's Printed Name

Address and phone

Dated this _____ day of _____, 20 ____.

NOTE: To calculate the time when the eviction complaint can be filed with the court, do not count the day the three (3) day notice is served to the tenant(s). **[EXAMPLE:** If the three (3) day notice is served on a Thursday you begin the count on Friday. Therefore, the eviction complaint can be filed with the Court on the following Monday.] **IF YOU ARE UNSURE OF THE PROCEDURE, YOU SHOULD SEEK LEGAL ADVICE, THE COURT CANNOT GIVE YOU LEGAL GUIDANCE.**

The above sample three (3) day notice is only an example to assist the individual, and it may not be inclusive of all the procedures the landlord/agent must follow. Please be advised that a three (3) day notice for non-payment of rent is not always the same type of notice used for other breaches of the lease or to terminate a lease/rental agreement.