

**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

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 proceedings.