

**IN THE XENIA MUNICIPAL COURT
CIVIL DIVISION**

Property Owner's Name

CASE NO. _____

Property Owner's Address

PLAINTIFF (Property Owner)

**COMPLAINT FOR EVICTION
AND MONEY DAMAGES**

Tenant's Name

Tenant's Address

DEFENDANT (Tenant)

FIRST CLAIM FOR RELIEF (EVICTION)

1. Plaintiff is the _____ (owner) of premises located at _____
(address of premises tenant is to be evicted from), _____ (city), Ohio.
2. Defendant is a tenant at the premises at _____
(address of premises tenant is to be evicted from)
3. Defendant is in default of the lease/rental agreement because _____

Defendant has not paid paid rent since _____ (date).
4. On _____ (date), Plaintiff served Defendant with a 3-Day Notice To Leave the Premises pursuant to RC 1923.04. (copy of 3-Day Notice to be filed with Complaint)
5. Defendant has since _____ (date after the 3-Day Notice period expired) unlawfully and forcibly detained from the Plaintiff possession of the above-described premises.

SECOND CLAIM FOR RELIEF (MONEY DAMAGES- NOT TO EXCEED \$15,000.00)

6. Defendant owes back rent in the amount of \$ _____, future rent (until Defendant vacates the premises and/or premises are rented, whichever may be applicable), and/or unspecified damages in an amount to be determined after Plaintiff has an opportunity to inspect the premises.

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 to determine the total amount due for back rents, future rents, and/or damages, and the costs of this action.

Respectfully submitted,

Signature of Property Owner or Owner's Counsel

Phone No.

Email