

**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