

# SIDNEY MUNICIPAL COURT, SHELBY COUNTY, OHIO

\*\* Address: 110 W. COURT ST, SIDNEY, OH 45365 \*\* Phone: 937-498-8712 \*\* Email: [court@sidneyoh.com](mailto:court@sidneyoh.com) \*\*

*Instructions: Please, type or print. Attach copy of rental agreement, if any, and 3-day notice. Provide a brief description of grounds for eviction in space provided. Complaints that are incomplete, unfounded, or lack required attachments, are subject to dismissal. Other proper forms are accepted. This form is not legal advice; for advice you must confer with an attorney.*  
**ALL LINES MUST BE COMPLETED..**

LANDLORD NAME(S) - PRINTED - PLAINTIFF

CASE NO: \_\_\_\_\_

ADDRESS

STATE, CITY, ZIP

PHONE NUMBER

## COMPLAINT FOR EVICTION

FORCIBLE ENTRY AND DETAINER

-VS-

TENANT NAME(S) - PRINTED - DEFENDANT (1)

TENANT NAME(S) - PRINTED - DEFENDANT (2)

ADDRESS

ADDRESS

STATE, CITY, ZIP

PHONE NUMBER

STATE, CITY, ZIP

PHONE NUMBER

### FIRST CLAIM: Complaint for Restitution of Premises (Eviction) - Forcible Entry and Detainer. R.C. § 1923.01

1. PLAINTIFF(S) STATES THAT THEY ARE OWNER(S) OF THE PREMISES. THE ADDRESS THAT THE TENANT(S) IS TO BE EVICTED FROM IS: \_\_\_\_\_ LOCATED IN SHELBY COUNTY, OH.
2. DEFENDANT(S) IS IN POSSESSION OF THE PREMISES OF WHICH PLAINTIFF IS SUBJECT TO DUE TO THE FOLLOWING REASON: (CIRCLE ONE)
  - NON PAYMENT OF RENT
  - OTHER: \_\_\_\_\_ (LIST REASON)
3. PLAINTIFF SERVED THE DEFENDANT WITH A NOTICE TO LEAVE PREMISES IN WRITING ON: \_\_\_\_\_.  
PLAINTIFF SERVED NOTICE ON TENANT BY: PERSONALLY - MAIL- TAPED TO DOOR, OTHER \_\_\_\_\_.
4. THE DATE ON THE NOTICE FOR TENANTS TO VACATE PREMISES IS LISTED AS: (SEE NOTICE ATTACHED): \_\_\_\_\_.
5. THE TENANCY WAS INDEFINITE AND PERIODIC (e.g., month-to-month) and on \_\_\_\_\_, 20\_\_\_\_ Plaintiff(s) served Defendant(s) a 30-day notice (copy attached) terminating the tenancy. R.C. § 5321.17. (Not required in default-on-rent cases.)

### SECOND CLAIM: Complaint for Money Judgment (Optional, additional deposit may be required) Civ Rule 4.1

1. PLAINTIFF REITERATES AND REAFFIRMS ALL OF THE ALLEGATIONS IN THE FIRST CLAIM. THE TENANT(S) OWE RENT IN THE FOLLOWING AMOUNT OF \$ \_\_\_\_\_ WHICH INCLUDES ALL RENT UP TO AND INCLUDING THE CURRENT RENTAL PERIOD.
2. PLAINTIFF MAY BE ENTITLED TO MONEY FOR DAMAGES BEYOND "NORMAL WEAR AND TEAR", IN ADDITION TO ANY LATE CHARGES AND UTILITIES. AMOUNT TO BE DETERMINED DURING SECOND CAUSE HEARING.
3. **REQUEST FOR SERVICE:** Serve process at the address shown by ordinary mail and personal or residence service, whichever can be accomplished first.

### AFFIRMATION:

1. PLAINTIFF REITERATES AND REAFFIRMS ALL OF THE ALLEGATIONS IN BOTH THE FIRST AND SECOND CLAIMS.

### WHEREFORE, PLAINTIFF(S) DEMAND: (check all that apply)

- (a) \_\_\_\_\_ Restitution and recover of above listed premises.
- (b) \_\_\_\_\_ Judgment for back rent in the amount \$ \_\_\_\_\_.
- (c) \_\_\_\_\_ Potential damages, late charges, and utilities yet to be determined.

PLAINTIFF(S) NAME - PRINTED

DEPUTY CLERK

COMPLAINT FOR EVICTION (Revised 04/03/2024)

PLAINTIFF(S) NAME - SIGNATURE