

IN THE DAYTON MUNICIPAL COURT
CIVIL DIVISION

PLAINTIFF(S)
Vs.

DEFENDANT(S)

CASE NO: _____

COMPLAINT
IN FORCIBLE ENTRY AND DETAINER

(The Court and Clerk have no legal duty to provide this eviction form and cannot provide legal advice. Please see an attorney if there are legal questions about this form.)

FIRST CAUSE OF ACTION

- Plaintiff(s) owns the premises described as:

Apt.# _____, Dayton, Montgomery County, Ohio.
- Defendant(s) entered the premises as a tenant of Plaintiff under an oral or written lease (copy of lease is attached). Defendant(s) has/have violated the terms of the lease as follows:

- Plaintiff(s) served the Defendant(s) with the required Notice in writing to leave the premises on:
_____, 20____ (copy of Notice is attached).
- The date on the Notice when the tenants were told to leave was:
_____, 20_____.
- Defendant(s) has/have, ever since the day of _____, 20____, either entered into an unlawful and forcible entry and detention, or an unlawful and forcible detention after a peaceable or lawful entry of the premises, and still unlawfully and forcibly detains possession of the premises.

SECOND CAUSE OF ACTION

- Plaintiff(s) reiterates and reaffirms all of the allegations in the First Cause of Action.
- Defendant(s) owes rent as the tenant in the amount of \$ _____, which includes all rent up to and through the current rental period.
- Plaintiff may also be entitled to utilities, late charges, and other damages (attach written proof of damages).

WHEREFORE, PLAINTIFF(S) DEMANDS: ON THE FIRST CAUSE: RESTITUTION AND RECOVERY OF THE PREMISES.
ON THE SECOND CAUSE: RENT IN THE AMOUNT OF: \$ _____
PLUS DAMAGES, LATE CHARGES, AND UTILITIES OF: \$ _____
FOR A TOTAL SUM OF: \$ _____
with interest from the ____ day of _____, 20____, at the rate of ____% per annum and costs.

SIGNATURE OF PLAINTIFF(S)

PRINTED NAME OF PLAINTIFF(S)

PHONE NUMBER OF PLAINTIFF(S): (_____) _____ - _____