NOTICE TO LEAVE PREMISES

Ohio Revised Code Section 1923.04

To: _____
(list each tenant who will be affected by this notice)

The purpose of this letter is to ask you to LEAVE the premises now in your possession, situated in _____ (city), _____(county), Ohio and known as

_____
(full address and suite number of rental premises)
together with the lot of land on which these premises are located. You are being asked to leave the above described location for the following reason:

_____

_____

_____[state reasons for eviction].

Your compliance with this notice within [_____] days after its service will prevent any further eviction action against you.

YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION ACTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

Yours respectfully,

_____
Landlord's Signature

_____
Landlord's Printed Name

_____
Address and phone

Dated this _____day of _____, 20____

NOTE: To calculate the time when the eviction complaint can be filed with the court, do not count the day the three (3) day notice is served to the tenant(s). [EXAMPLE: If the three (3) day notice is served on a Thursday you begin the count on Friday. Therefore, the eviction complaint can be filed with the Court on the following Monday.] **IF YOU ARE UNSURE OF THE PROCEDURE OR NOTICE YOU SHOULD USE, YOU SHOULD SEEK LEGAL ADVICE. THE COURT CANNOT GIVE YOU LEGAL GUIDANCE.**