

**FRANKLIN COUNTY MUNICIPAL COURT CLERK
CIVIL DIVISION - 3RD FLOOR 375
SOUTH HIGH STREET
COLUMBUS, OHIO 43215**

THE EVICTION FILING PROCESS

Only the deeded property owner can sign and file an ***Eviction Complaint*** without an attorney. All other ***Eviction Complaints*** must be signed and filed by an attorney on behalf of the owner or property management company. Corporations, Limited Liability Companies (LLCs), and Trusts must be represented by an attorney at all stages of the eviction process, including filing the complaint seeking eviction and appearing in Court. A person is not permitted to use a power of attorney to represent another person in Court. For questions about legally filing and pursuing an eviction action, consult with an attorney.

When filing the action, file an original ***Eviction Complaint*** with a copy of the ***Notice to Leave the Premises***¹ that has been served on the defendant(s)/tenant(s) attached. You can obtain these two forms at a legal supply store, law library or online. It is the filing party's responsibility to make sure the forms used comply with the requirements of Ohio law, including R.C. 1923.04 and 1923.05.

TO FILE THE EVICTION CASE, YOU WILL NEED:

- Copy of the ***Notice to Leave the Premises*** previously served on the defendant(s)/tenants(s)
- Original ***Eviction Complaint*** filled out clearly and legibly.
- ***Important New Local Court Rule 9 (G)*** When a claim for restitution of premises is founded on a written lease agreement, or other written instrument, a copy of that written lease agreement or instrument shall be attached to the complaint.
- Accurate and complete information in the caption and the body of the ***Eviction Complaint***. Make sure you:
 - ▶ Spell the name of the defendant(s)/tenant(s) correctly; and
 - ▶ Include complete addresses for the property and the location where the defendant(s)/tenant(s) will be served. A complete address must include the number, street name (including whether it is a street, avenue, boulevard, etc., whether it includes a north, south, east or west designation), any apartment or unit number or letter, and an accurate zip code.
- Two additional copies of the ***Eviction Complaint*** and all attachments for each defendant/tenant that you are evicting.
- \$123.00 filing fee for 1 Cause of Action (Eviction only)
- \$160.00 filing fee for 2 Causes of Action (Eviction with money)
 - ▶ Additional filing fees apply for more than 3 defendants or additional types of service

The hearing on the eviction will be scheduled from fourteen to twenty-one days from the date of filing, depending on the type of service you request.

PLEASE NOTE:

COURT EMPLOYEES ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.

If you have any additional concerns or questions, you should consult an attorney. You can contact the Columbus Bar Association Lawyer Referral Service at (614) 221-0754 to locate an attorney.

¹ In Ohio, the *Notice to Leave the Premises* for residential property must contain the following paragraph boldly and conspicuously:

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.

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