NOTICE TO LEAVE PREMISES

Ohio | Toledo residential nonpayment | R.C. 1923.04(A)

Notice date: _____ Rent owed as of this date

To tenant(s): _____

_____

Rental premises: _____

Unit: _____ Toledo, Lucas County, Ohio ZIP: _____

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.

Under R.C. 1923.04(A), the landlord gives notice to leave the rental premises identified above by **11:59 p.m. Eastern Time on** _____. The ground is default in payment of rent under R.C. 5321.03(A)(1), as itemized in the rent statement that is part of this notice.

RENT STATEMENT AND LANDLORD EXECUTION

Notice date: _____

Rental premises: _____

Tenant(s): _____

LANDLORD & CONTACT DETAILS

Name: _____

Address: _____

Phone: _____

Authorized agent (if any): _____

PAST-DUE BASE RENT

Rent due date / period	Rent charged	Paid / credited	Unpaid rent

TOTAL PAST-DUE BASE RENT: $ _____

The stated balance contains only past-due base rent for occupancy, without future rent or separate fees. If possession is not returned after the applicable notice period, the landlord may seek restitution of the premises through an action under R.C. Chapter 1923.

This notice is not a judgment or writ. R.C. 5321.15 prohibits unlawful self-help to recover residential possession. Applicable tenant defenses and counterclaims under R.C. 1923.061 are reserved. This notice does not waive rights under R.C. Chapter 5321 or determine the legal effect of any subsequent payment or agreement.

Planned personal-delivery date: _____

Additional information: _____

_____ _____

Landlord / authorized agent signature **Date signed**

RECORD OF PERSONAL DELIVERY

Ohio notice to leave premises | R.C. 1923.04(A)

Notice date: _____

Rental premises: _____

Tenant(s) named in the notice: _____

I personally handed a complete copy of the executed notice identified above, including its rent statement and required warning, to each recipient for whom I completed and signed an entry below. The entries state the actual facts of personal delivery.

Recipient 1: _____

Actual date: _____ Time: _____

Place of delivery: _____

Delivered by (printed name): _____

Signature: _____ Date signed: _____

Recipient 2: _____

Actual date: _____ Time: _____

Place of delivery: _____

Delivered by (printed name): _____

Signature: _____ Date signed: _____

Recipient 3: _____

Actual date: _____ Time: _____

Place of delivery: _____

Delivered by (printed name): _____

Signature: _____ Date signed: _____

Additional facts of personal delivery:

_____

_____