

OHIO 30-DAY NOTICE TO QUIT | STATUTORY VIOLATION

Date: _____ (mm/dd/yyyy)

To: _____ (Tenant Name(s))

Rental (Premises) Street Address: _____

Unit #: _____ City: _____ State: Ohio

You are hereby notified that you have seriously violated your duties under the § 5321.05. The violation(s) is/are as follows:

_____.

- **OPTION 1:** If you do not remedy the violation(s) listed above by doing the following:

_____,
within thirty (30) days of the date you receive this notice your tenancy will terminate and you will be required to move out by _____ (mm/dd/yyyy) at _____ AM PM. If you have not remedied the problem(s) and have not moved out by the date above, a lawsuit may be filed to evict you. If you remedy the problem(s) within thirty (30) days, you may stay. If the same problem occurs again within ____ months, you may be given a notice to terminate the tenancy and you will NOT be given an opportunity to fix the problem.

- **OPTION 2:** Since this is substantially the same violation for which you were previously given notice within the past ____ months on _____ (mm/dd/yyyy), I am electing to terminate your tenancy on _____ (mm/dd/yyyy), which is not less than ____ days from the date you received this notice.

Landlord / Agent Signature: _____ Printed Name: _____

----- CERTIFICATE OF SERVICE -----

I certify that on _____ (mm/dd/yyyy) I served this notice to _____
(Tenant / Recipient name) by:

- Delivering it personally to the person in possession of the Premises.
- Delivering it to the Premises to a member of the Tenant's family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession of the Premises.
- Certified first-class mail addressed to the person in possession of the Premises.

Landlord / Agent Signature: _____