

OHIO THIRTY (30) DAY NOTICE TO COMPLY OR VACATE

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
City: _____, State: _____ Ohio _____, Zip Code: _____

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the terms and conditions of your lease agreement in the following manner:

Failure to maintain the premises in a clean and sanitary manner.

Total Balance Due: \$_____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor shall it create or reinstate tenancy.

Please take notice that you and all other occupants must adequately remedy the lease violations noted above by doing the following:

If you do not comply, you must move out and deliver possession of the premises to the undersigned Landlord within thirty (30) days, at the end of the notice period, on

_____.

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.

THIS NOTICE IS IN ACCORDANCE WITH Ohio Rev Code § 5321.11.

Dated this _____ day of _____, 20____

(Signature of Landlord)

(Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO COMPLY OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Comply or Vacate to the Premises located at:

_____, in _____ County,
Ohio, by:

- a) personally handing a true and correct copy to _____, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) posting the notice in a conspicuous place on the premises; **OR**
- c) mailing a copy addressed to the Tenant.

I declare under penalty of perjury of the laws of the State of Ohio that the foregoing is true and correct.

DATED this ____ day of _____, 20____, in the city of _____, state of Ohio

_____, Declarant
(Signature)

(Print Name)