

**OHIO THREE (3) DAY NOTICE TO VACATE**

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

**Violation:** You breached your rental agreement in the following manner:

- Illegal drug activity.
- Allowing a sex offender to reside at the premises within 1000 feet of a school, daycare or any other child care facility.
- Intentionally or negligently destroying property.
- Any other unlawful activity: \_\_\_\_\_

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 move out and deliver possession of the premises to the undersigned Landlord within three (3) days 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 § 1923.02.**

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 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 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)