

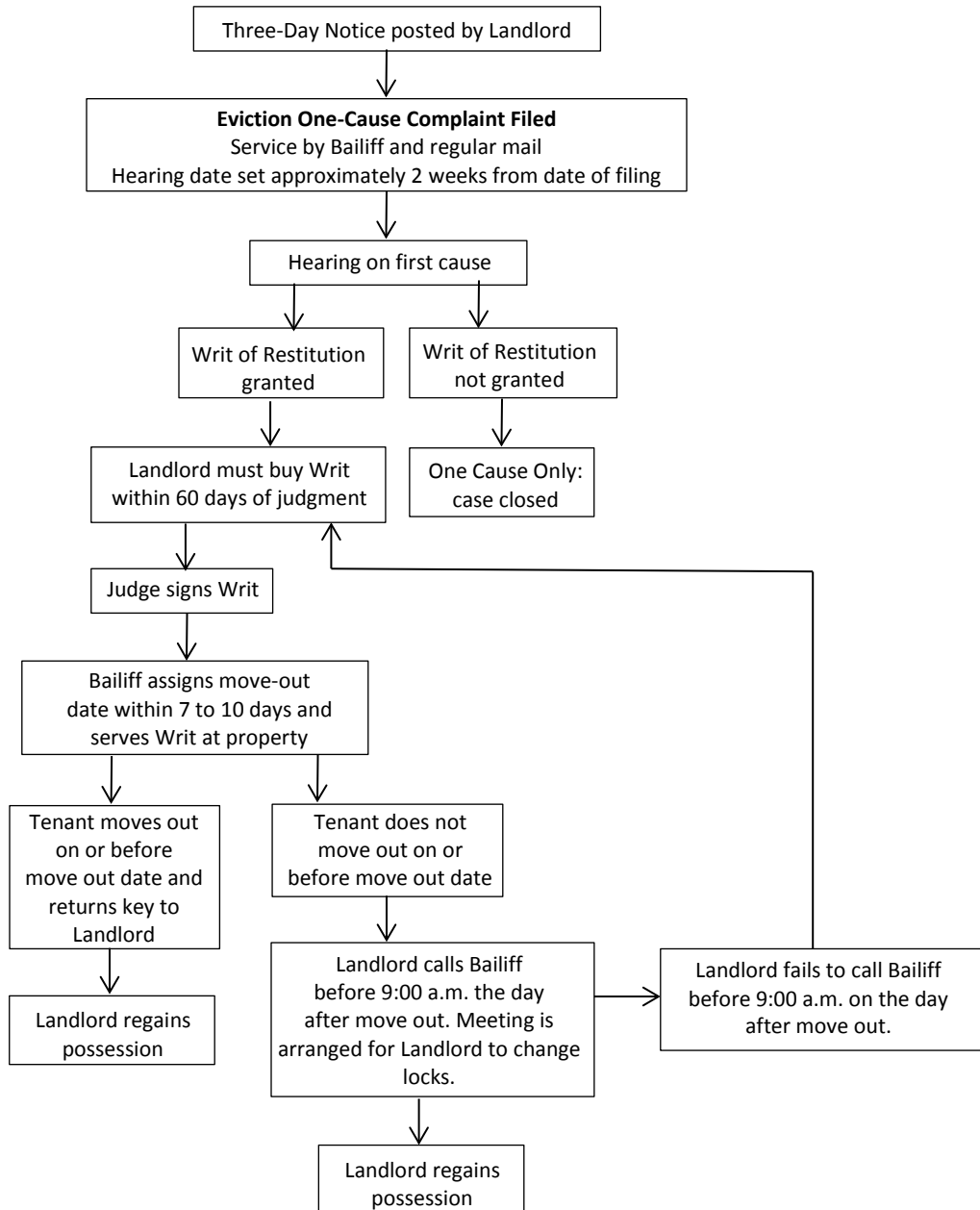


# Amber Zibritosky

## Clerk of Courts

**Stow Municipal Court**  
4400 Courthouse Boulevard  
Stow, Ohio 44224  
(330) 564-4110

### EVICTION PROCESS – ONE-CAUSE COMPLAINT (Landlord seeks only to remove Tenant from property)



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### EVICCTIONS GLOSSARY

**Alias service** – a second (or subsequent) attempt at service when the previous attempt was unsuccessful.

**Certificate of service** – the section of a pleading or motion that serves as proof that the party filing the document has served a copy of the document on the opposing party.

**Default judgment** – a judgment entered against a party who fails to appear in court or respond to the complaint.

**Defendant** – the party against whom an action is brought.

**Forcible entry and detainer** – a legal proceeding brought by a landlord to retain possession of property when the tenant refuses to leave after appropriate notice; also known as eviction.

**Judgment** – the decision of a court that resolves a controversy and determines the respective rights and claims of the parties in an action or proceeding.

**Landlord** – a person who rents or leases property to another.

**Lease** – a written agreement in which the owner of property allows use of the property for a specified period of time (term) for specific periodic payments (rent), and other terms and conditions.

**Motion** – a request filed with the court in an effort to obtain a ruling or order from the judge or magistrate.

**One-cause complaint** – a pleading filed by a landlord that requests restitution of the premises.

**Order** – the formal written judgment of a judge or magistrate, as the record of the court's decision in a disputed matter.

**Plaintiff** – the party who institutes a legal action.

**Praecipe** – a written request for an action from a party to a clerk of a court. A landlord needs to complete a praecipe to request a writ of restitution from the clerk. A praecipe is also required to request alias service.

**Pro se** – a practice where individuals represent themselves in court without an attorney.

**Restitution** – the act of restoring to the proper owner something that has been taken away. Alternatively, restitution can be monetary payment given to make up for loss or damage.

**Service** (also referred to as "good" service) – the delivery of a summons and complaint, or other legal documents, to the person required to respond to them, in accordance with the requirements of the Ohio Rules of Civil Procedure.

**Three-day notice** – a written notice from a landlord to a tenant that informs the tenant that the tenant has three days to vacate the premises or an eviction action will be brought against the tenant. A three-day notice is required to be posted for three business days, not counting weekends, holidays, or the day of posting, before an eviction action may be filed.

**Tenant** – a person who occupies real property owned by another based upon an agreement between the person and the landlord/owner.

**Two-cause complaint** – a pleading filed by a landlord that both requests restitution of the premises and a claim for money from the tenant.

**Writ of restitution** – an order restoring possession of the premises to the landlord.

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Revised 02/2023



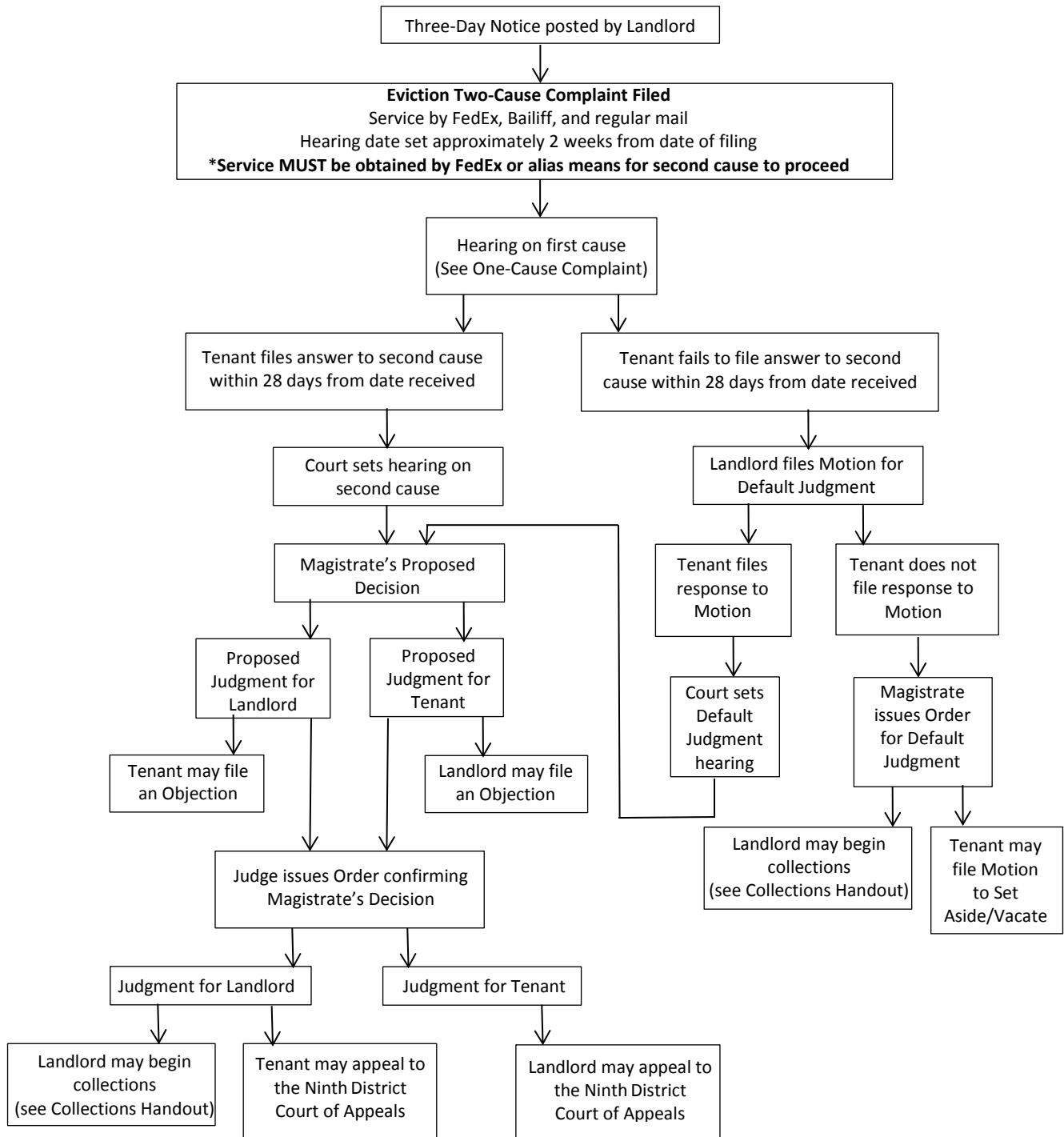
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### EVICTION PROCESS – TWO-CAUSE COMPLAINT

(Landlord seeks to remove Tenant from property **AND seeks money**)



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