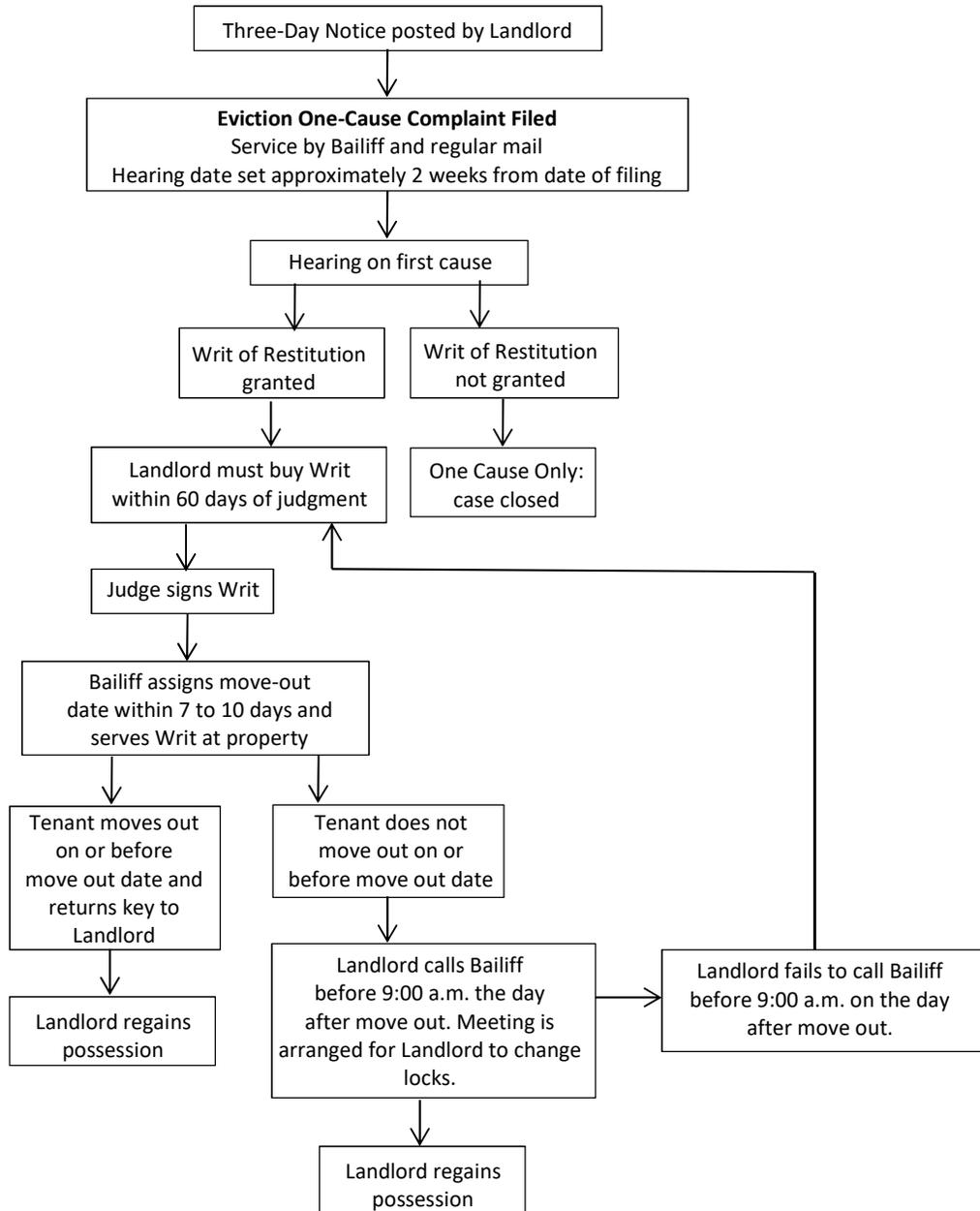




Nicole Kowalski
Clerk of Courts

Stow Municipal Court
4400 Courthouse Boulevard
Stow, Ohio 44224
(330) 564-4200 option 2

EVICTON 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 01/2026



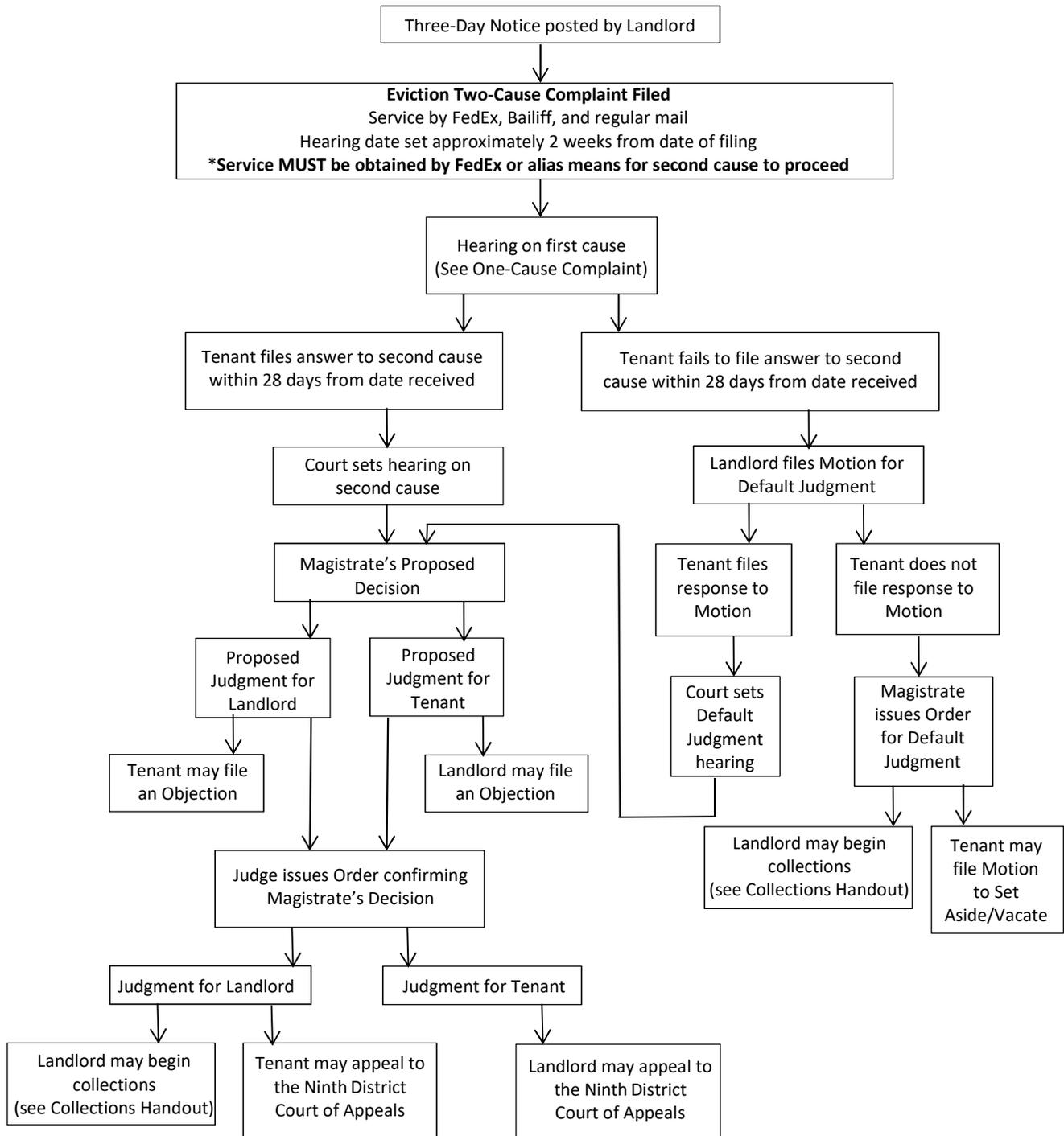
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EVICTION PROCESS – TWO-CAUSE COMPLAINT

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



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