

VICTORIAN VILLAGE APARTMENTS

Jim and Jolinda Edwards, d/b/a Victorian Village Apartments
P.O. Box 471, Nelsonville, Ohio 45764 | 740-707-5851

THIRTY-DAY NOTICE TO LEAVE PREMISES

(Lease Violation - Ohio Revised Code § 5321.17)

Date: _____

TO:

Tenant Name(s): _____

Unit Address: _____, Nelsonville, Ohio 45764

Unit Number: _____

NOTICE:

You are hereby notified that you are in MATERIAL NONCOMPLIANCE with your lease agreement pursuant to Ohio Revised Code § 5321.17(B). The specific violation(s) constituting material noncompliance are described below:

DESCRIPTION OF VIOLATION(S):

Date(s) of Violation: _____

Lease Section(s) Violated: _____

You have the option to prevent termination of this rental agreement by remedying the material noncompliance described above within THIRTY (30) DAYS of service of this notice.

If the material noncompliance is not remedied within thirty (30) days, your tenancy will terminate on the date specified below and you must vacate and surrender possession of the premises. The Landlord will then commence a forcible entry and detainer action pursuant to Ohio Revised Code § 1923.04 to recover possession of the premises, damages, court costs, and attorney's fees as permitted by law.

TO CURE THIS VIOLATION, YOU MUST:

This notice is given pursuant to Ohio Revised Code § 5321.17. This notice does not waive any rights of the Landlord, including the right to pursue eviction for any subsequent violations.

VACATE BY DATE (if not cured): _____

Landlord/Agent Signature

Date