

SAMPLE COMPLAINT (Landlord is Owner)

FRANKLIN COUNTY MUNICIPAL COURT SMALL CLAIMS DIVISION

Case No. _____ CV I _____

Plaintiff(s)

Defendant(s)

Tony Tenant
Name

v.

Larry Landlord
Name

123 Main St. Apt. 56C Columbus, OH
Address and ZIP Code
(614) 123-4567 43214
Telephone

342 Elm St. Columbus, OH 43218
Address and ZIP Code
(614) 987-6543
Telephone

(1) Has this dispute been to mediation? ☐ Yes ☐ No

(2) To the best of Plaintiff's knowledge, is Defendant currently in the military service of the United States? ☐ Yes ☐ No

(3) The summons (notice to the defendant of the lawsuit) and complaint in this case will be sent by certified mail. If the certified mail is returned by the Post Office marked "Refused" or "Unclaimed", you can waive notice of the failed service, and request ordinary mail service and a new trial date. Do you want to waive notice of failed service? ☒ Yes ☐ No

COMPLAINT

I paid a security deposit of \$650 on 2/1/15.

I vacated the residence on 3/1/15 and provided a forwarding address to the landlord on that date.

My deposit has not been returned.

I am asking for twice the amount of the deposit:

1. The amount of the deposit (\$650)

2. The amount wrongfully withheld (\$650)

Total = \$1300

Please use an additional page if necessary.

Plaintiff demands judgment against defendant in the sum of \$ 1300, plus court costs, and interest.

STATE OF OHIO
COUNTY OF FRANKLIN}

AFFIDAVIT OF COMPLAINANT'S CLAIM

_____, being duly sworn, say on oath that (s)he is the (check one) ☒ plaintiff ☐ the attorney for the plaintiff ☐ the officer or salaried employee of the plaintiff corporation in this case. Further, this complaint is for the payment of money only. The nature of the plaintiff's claim is as stated above.

Sworn and subscribed before me this
____ Day of _____, 20____

Signature:

Plaintiff, Plaintiff's attorney, or Plaintiff's officer or salaried employee.

*Do not sign until instructed by Deputy Clerk or Notary Public.

Telephone: (614) 123-4567

Attorney Registration #: _____

☐ Deputy Clerk ☐ Notary Public