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OHIO THIRTY DAY NOTICE TO QUIT (HEALTH & SAFETY HAZARD)

In Accordance with §§ 5321.11

To: _____
[list each tenant who will be affected by this notice]

The purpose of this letter is to ask you to LEAVE the premises now in your possession, situated in _____ [city], _____ [county], Ohio and known as

_____ [full address and suite number of rental premises]
together with the lot of land on which these premises are located. You are being asked to leave for the following reason: _____

_____ [state reasons for eviction]. The tenant has the right to remedy the violation within the allotted amount of time provided by the landlord (minimum 30 days). If the tenant has remediated the violation the tenant's lease shall remain in effect.

Your compliance with this notice within [_____] days after its service will prevent any further eviction action against you.

YOU ARE BEING ASKED TO LEAVE THE PREMISES IF THE VIOLATION IS NOT CURED. IF YOU DO NOT LEAVE OR CURE THE VIOLATION, 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.

Yours respectfully,

Landlord's Signature

Landlord's Printed Name

Address and phone

Dated this _____ day of _____, 20 ____