

## YOU GOT A NOTICE TO LEAVE, NOW WHAT?

### What is a Notice to Leave?

- Tenants get a Notice to Leave when the landlord wants you to move out.
- A Notice to Leave must normally be given before your landlord can file an eviction in court.
- Your landlord must wait 3 days after serving the Notice to Leave to file an eviction in court.
- A 3 day notice is not an eviction.
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### What must be in a Notice to Leave?

- A Notice to Leave must be in writing and signed. A verbal Notice to Leave is no good.
- It must be delivered to you in person, left at your rental property, or sent to you by certified mail in order to be effective. If it is served by a law enforcement officer, it is no more powerful than if served in another way.
- It does not need to be notarized.
- The 3 day MUST contain the following language:

**You are being asked to leave the premises. If you do not leave, 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.**

### Do I have to move in 3 days?

- NO! You do not have to move just because you got a Notice to Leave. Only a court can make you move. A Notice to Leave lets your landlord start the court process.
- If you want to stay, you may want to try to talk to your landlord to work out your problems. If you work out your differences, GET IT IN WRITING.
- If you want to offer rent to your landlord, you should try to do it within the three day period. After your landlord has paid to file an eviction, s/he may want you to pay for that expense in addition to any rent owed.
- If you are a senior or low income, you can contact your local legal services program at **1-866-LAW-OHIO**.