

TO:

NOTICE TO LEAVE PREMISES

You are hereby notified that I wish you to leave the following described premises, now in your occupation:

Grounds:

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.

Your compliance with this notice within Three (3) days after its service, will prevent any legal measure being taken by the undersigned to obtain possession.

Yours respectfully,

By:

Served upon the above named individual(s) in the following manner this ____ day of

_____, 20____: Posting on the Door_____.

By:

WRIT OF RESTITUTION ENFORCEMENT INFORMATION

Case Number: 25CVG02082

Date: September 15, 2025

Plaintiff(s):

RHP PROPERTIES DBA HIGHLAND ESTATES AKA HIGHLAND ESTATES OF OHIO LLC 2400 ABERDEEN DR LOT 47 FINDLAY, OH 45840

Atty: MARSHALL W FINELLI HACKENBERG, FEIGNER & WERTH LLC 314 W CRAWFORD ST PO BOX 1544 FINDLAY, OH 45839-1544 419-422-4014

Defendant(s):

RONY DORELIEN 2405 ABERDEEN DR LOT 5 FINDLAY, OH 45840

ALL OTHER OCCUPANTS 2405 ABERDEEN DR LOT 5 FINDLAY, OH 45840

The Court has issued a Writ of Restitution in your case. Please review the following information to ensure the writ is enforced without further delay. Please contact one of the Bailiffs if you have any questions or need to update your contact information.

[] If you currently have an appointment with the Bailiff to meet you or your agent at the property:

- On the date the writ is to be enforced the Bailiff will use the contact information you provided to verbally confirm with you (or the agent you identified) whether or not their assistance is still needed. If the Bailiff cannot reach you they will **NOT** appear and you will need to reschedule the appointment if the defendants are still residing in the property.
- If the defendant(s) voluntarily moved out prior to the date ordered, please contact the Bailiff to cancel your appointment.

[] If you elected NOT to schedule an appointment with the Bailiff at the time of your hearing.

- If the defendant(s) have not voluntarily vacated the premises and you require the assistance from the Bailiff to enforce the Writ of Restitution, you must contact their office to schedule an appointment. Appointment times are limited, so it is advisable to reach out as soon as possible. Please note that the enforcement date scheduled with the bailiff may differ from the writ's effective date due to availability.

Findlay Municipal Court Bailiffs

Cory Glick - (419) 424-7896

Candace Griffith - (419) 429-7359

Plaintiff

What we WILL do...

- ▶ Schedule in advance to meet the property owner/agent at the residence.
- ▶ Remove individuals listed on the Writ from the property.
- ▶ Stand by while property owners/agents change door locks as long as they are prepared and can do so in a reasonable amount of time.

What we will NOT do...

- ▶ Show up on the date on the Writ without being formally requested.
- ▶ Rush out to a residence just because a property owner thought they were on our schedule.
- ▶ Make comments about property left at the residence or wait while the defendant moves out their property.
- ▶ Document or take reports of damage or take inventory of property.

EVICCTIONS: WRIT ENFORCEMENT

Scheduled for Thursdays
Contact Court Bailiffs
Cory Glick 419-424-7896
Candace Griffith 419-429-7359

FINDLAY MUNICIPAL COURT

PO BOX 826
FINDLAY, OHIO 45839
419-424-7143

CASE DESIGNATION FORM

(failure to complete this form may delay
the processing of your claim)

Case Number: _____

1. Has this case been previously filed and dismissed? Please check one. Yes () No ()
If yes, please indicate court, case number and judge. Court _____ Case No. _____ Judge _____

2. Are there any related cases, pending or closed? Please check one. Yes () No ()
If yes, please indicate court, case number and judge. Court _____ Case No. _____ Judge _____

PURSUANT TO THE REQUIREMENTS AND SANCTIONS PROVIDED WITHIN RULE 11 OF THE OHIO RULES OF CIVIL PROCEDURE, I HEREBY CERTIFY THE ABOVE TO BE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Signature of Plaintiff or Attorney for Plaintiff

3. Will any parties need an interpreter to conduct any court proceedings? Please check one. Yes () No ()
If so, what type: _____

4. Is any party a minor? If so, who: _____

5. Do you believe that this case can be resolved through Mediation? Please check one. Yes () No ()

Plaintiff (include complete name, address and phone #)

Defendant (include complete name, address and phone #)

(If more space is necessary for additional parties, please use the reverse side of this form)

CIVIL CATEGORIES	PLACE AN (X) IN ONE CATEGORY ONLY
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☐ Accident Auto Damage – CVE	☐ Unpaid Wages/Commission - CVF
☐ Intentional Tort – CVE	☐ Reimbursement – CVF
☐ Personal Injury, Property Damage – CVE	☐ Compensatory/Punitive Damages - CVF
☐ Account, Money Owed, Nonpayment of Services – CVF	☐ Unpaid Credit Card Debt - CVF
☐ Bad Check, Dispute, Promissory Note – CVF	☐ Return of Security Deposit, Unpaid Damage – CVF
☐ Breach of Warranty/Contract – CVF	☐ Replevin – CVF, CVH
☐ Damage Due to Workmanship – CVF	☐ Small Claims – CVI
☐ Default of Loan/Lease – CVF	☐ Eviction - CVG
☐ Unpaid Taxes - CVF	☐ Other:

Request for Regular Mail Service

If service of process by Certified Mail is returned by the Postal Authorities with an endorsement of "REFUSED" OR "UNCLAIMED" the undersigned waives notice of this by the Clerk and requests ordinary mail service in accordance with Civil Rule 4.6(C) or 4.6(D).

Signature of Plaintiff or Attorney for Plaintiff

Attorney Information

Attorney of Record (Please print or type)

Ohio Supreme Court Number

Address

Firm Name

City State Zip

Telephone Number Fax Number

Introduction

This page deals specifically with issues surrounding fair housing and the allowance of service and assistance animals. The Federal Fair Housing Act and the Americans with Disabilities Act require that landlords reasonably accommodate service and assistance animals for tenants with disabilities. Note that, because Condominium Associations are private, the Americans with Disabilities Act does not generally apply to them, but the Fair Housing Act does, see Fair Housing and ADA: Dealing with the Legal Rights of Disabled Condo and HOA Residents. A service animal provides a specific function, such as a seeing eye dog. An emotional support, or assistance, animal provides needed mental health support. Some things to remember:



- Even if a landlord has a no pet policy in place, the law does not consider service or assistance animals as pets and therefore, the animal is exempt from such a restriction.
- Landlords cannot charge a pet deposit or pet rent for service or assistance animals. However, the tenant is liable for any damage that the service animal may cause.
- Landlords can require written verification from the tenant's health care provider that they are disabled, but cannot ask for any specifics about the disability.
- Landlords can require written verification from the tenant's health care provider that the service or emotional support animal is needed.
- Landlords can request copies of the animal's health records to prove the animal is in good health, parasite-free and immunized/vaccinated.
- Landlords can write warnings or even evict a tenant with a service or emotional support animal if the animal is disturbing others, posing a threat to others or causing considerable damage to the property. See Disability Rights Ohio - Service Animals.

