

Ohio Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/ohio-eviction-process>

Ohio calls an eviction a forcible entry and detainer case, and it is heard in the municipal or county court for the area. A landlord serves a three day notice with wording the Revised Code prescribes, files if the tenant stays, and only a court officer can carry out the move out order.

Key points

- Before filing, the landlord serves a written notice at least three days in advance that includes the statutory statement asking the tenant to leave and suggesting legal help.
- A month to month tenancy can be ended by either side with written notice at least 30 days before the next rent period begins, and a week to week tenancy with 7 days.
- Eviction cases are filed as forcible entry and detainer actions in the municipal court or county court that covers the property.
- For a breach of the tenant's statutory duties, the landlord generally gives a written notice allowing 30 days to fix the problem, then the three day notice if it is not fixed.
- The court sets a hearing date and the summons is generally served at least a week before it; the tenant usually responds by appearing at the hearing.

Ohio at a glance

Rule	Ohio	Law
Notice for unpaid rent	Before filing, the landlord serves a written notice at least three days in advance that includes the statutory statement asking the tenant to leave and suggesting legal help.	Revised Code section 1923.04
Notice for a lease violation	For a breach of the tenant's statutory duties, the landlord generally gives a written notice allowing 30 days to fix the problem, then the three day notice if it is not fixed.	Ohio Revised Code chapter 5321
Ending a tenancy without cause	A month to month tenancy can be ended by either side with written notice at least 30 days before the next rent period begins, and a week to week tenancy with 7 days.	Revised Code section 5321.17

Rule	Ohio	Law
Where the case is filed	Eviction cases are filed as forcible entry and detainer actions in the municipal court or county court that covers the property.	Revised Code chapter 1923
Tenant response time	The court sets a hearing date and the summons is generally served at least a week before it; the tenant usually responds by appearing at the hearing.	Ohio Revised Code chapter 1923
Removal after judgment	If the landlord wins, the court can issue a writ of restitution, and a bailiff or sheriff carries out the move out.	Ohio Revised Code chapter 1923
Typical overall timeline	An uncontested case often runs about three to six weeks from notice to move out, depending on the court's calendar.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	3 days	Revised Code section 1923.04
Notice period for a lease violation	30 days	Ohio Revised Code chapter 5321
Tenant response after the case is served	Set by the court	Ohio Revised Code chapter 1923
From judgment to removal	Short waiting period	Ohio Revised Code chapter 1923
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- Revised Code section 1923.04
- Ohio Revised Code chapter 5321
- Revised Code section 5321.17
- Revised Code chapter 1923
- Ohio Revised Code chapter 1923
- Revised Code section 5321.15

Official sources:

- Ohio Revised Code (Ohio Laws and Administrative Rules, LAWriter):
<https://codes.ohio.gov/ohio-revised-code>
- Supreme Court of Ohio: courts and rules: <https://www.supremecourt.ohio.gov/>

General information, not legal advice. Check current law and talk to a Ohio attorney before you act. Last reviewed October 29, 2026.