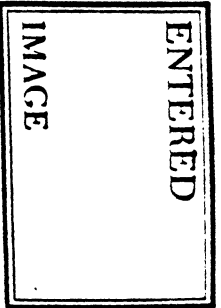


Hamilton County Municipal Court

HAMILTON COUNTY, OHIO

CASE No. 85-CV-26859



EATONDALE APPS.

VS

MEUNDA BROWN

ENTRY GRANTING DEFENDANT'S MOTION FOR SUMMARY JUDGMENT

The Court hereby grants Defendant's Motion for summary judgment, finding that Plaintiff is a federally subsidized landlord whose eviction notices must comply with 24 C.F.R. §247, that Plaintiff's notice to leave the premises in this action failed to comply with this regulation by failing to advise the tenant that "the landlord may seek to enforce the termination only by bringing a judicial action, at which time the tenant may present a defense." Plaintiff is therefore not entitled to evict Defendant, 24 CFR §247.3, and Defendant is entitled to judgment as a matter of law. all funds deposited by Defendant with the Clerk of Courts pursuant to the bond order are hereby released to Plaintiff forthwith.

APPROVED AND FILED FOR JOURNALIZATION

Date 12/11/85

John G. [Signature] Judge

John Westerman Attorney for Defendant

Steven T. McLean

Attly for Plaintiff