

IN THE SANDUSKY COUNTY COURT, DISTRICT #2, WOODVILLE, OHIO

George Hicks

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CASE No. 96 CVG 34

Plaintiff

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JUDGMENT ENTRY

-vs-

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Robbie Hubert &
Kevin Green

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Defendants

A review of the evidence submitted at trial discloses the following facts:

1. Plaintiff owns the property rented to defendants.
2. Parties entered into a one year written lease (copy in file) following completion of an application (copy not provided).
3. The body of the lease makes no reference to the size of family renting the apartment.
4. The lease specifies that guests or roommates may not stay for more than one week without written consent of land owner.
5. The only complaint voiced at the trial was that the defendants had three children living in the apartment with the two adults.
6. The three children are the natural children of the two adults.
7. The intent of the landlord is to limit family to four persons per apartment. This policy extends to asking parents to leave after a third child is born.

LINDA H. HARRIS
CLERK
11/3/20

Conclusion

1. The lease does not limit family size.
2. A natural child is not a "guest or roommate" within the normal definition of those terms.
3. The tenants were current with the rent.
4. No other violations of the lease were claimed in the complaint and no other evidence of a violation was offered.

It is therefore the finding of this Court that the plaintiff has failed to show a violation of the lease and is not entitled to possession under the complaint and evidence presented.



ACTING JUDGE HERBERT E. ADAMS

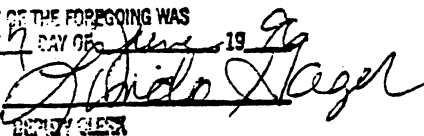
FILED
STANDARD CHARGE

JOURNALIZED

JUN - 5 1996

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I HEREBY CERTIFY THAT A COPY OF THE FOREGOING WAS
SENT TO ALL PARTIES THIS 6th DAY OF June 19 96
BY REGULAR U.S. MAIL


BRENDA LAGER