



LEGAL ASSISTANCE

Free & Low-Cost Legal Assistance is Available

INDIANA LEGAL SERVICES, INC. (ILS)

Website: <https://indianalegalservices.org> to apply online

Phone: (260) 424-9155 | Intake by phone 10a-2p, Mon-Fri

ILS attorneys are available at court on days eviction trials are held

VOLUNTEER LAWYER PROGRAM NORTHEAST INDIANA

Website: <http://www.vlpnei.org/>

Phone: (260) 407-0917

ALLEN COUNTY BAR ASSOCIATION

Legal Line: You can speak directly with an attorney for free every Tuesday evening from 5:00p.m.- 7:00 p.m. just by calling (260) 423-2358

Attorney Referral Service: For a small fee, you can consult with a private attorney about your situation. Call (260) 423-2358 during business hours for more information

Website: <https://www.in.gov/courts/housing/>

NEIGHBORHOOD CHRISTIAL LEGAL CLINIC

Website: <https://www.nclegalclinic.org/>

Phone: (260) 456-8972 ext. 311

EVICITION RESOURCES

EVICITION INTERVENTION PROGRAM

Just Neighbors Eviction Intervention Director: Shirley Rork

(260)-918-6662 | eip@ihnfw.org

Just Neighbors staff are at court for all eviction hearings

INDIANA'S SETTLEMENT CONFERENCE PROGRAM FOR LANDLORDS & TENANTS

Fast Track Facilitation/Settlement Program for Landlord/Tenant Disputes

Website: <https://www.in.gov/courts/housing/fast/>

Indiana Eviction Task force report: www.in.gov/courts/iocs/committees/eviction/

Indiana Housing resource website: <https://hoosierhousinghelp.com/tenants/>



TENANT RIGHTS & RESPONSIBILITIES

1. You must show up for court, or else you may lose (default). This means you should come for all hearings, including the claims, trial, and damages hearing.
2. You have the right to a trial in front of a judge.
3. You may seek affordable or free legal counsel: free legal assistance is available by application.
4. You may attempt to settle the case with your landlord outside of court – you do not have to wait for the trial date to work out an agreement.
5. You should keep records of your payments to your landlord.
6. You should take photos of your apartment when you start and end tenancy. Ask for a move-in and move-out inspection.
7. You have vacated the property when you have left the property, including all of your possessions, and given your landlord back the key. If you still have possessions in the property when you leave, you risk being evicted.
8. Make sure you provide as much notice to your landlord as possible in writing that you are going to vacate.
9. Your landlord has a duty to mitigate and cannot charge you rent after the property is rented out to a new tenant.
10. You must leave a written new address with your landlord (not just the forwarding address with the post office) when you move out. Keep a copy for your records.
11. For damages hearings, the landlord must provide evidence for their claim. For possession hearings, the landlord must also provide proof of the breach of the lease.
12. Landlords cannot lock you out, shut off your utilities, or make you leave without a court order.
13. If utilities are your responsibility and a utility is disconnected, you risk immediate eviction. Seek utility assistance immediately if you are at risk of disconnect.
14. Landlords cannot enter your home without reasonable notice. However, you must let the landlord in if they have given proper notice or if it is an emergency.
15. Make demands for repair in writing and keep a copy of each request for repair. Your landlord should make the demanded repair within a reasonable time after the written demand.
16. You should not withhold rent because the rental home is in disrepair or because the landlord refuses to make repairs, as you risk eviction for nonpayment of rent. Seek legal assistance if you believe your home is uninhabitable, in whole or in part.
17. You may file a counterclaim or your own action for damages against the landlord, but this should be filed well ahead of time and according to local court rules.