Monitor Name: Date:

Case #: Judge:

Case title: Court:

vs.

Present: Tenant \_\_\_\_\_**with attorney** \_\_\_\_\_**without attorney**

Landlord/property manager \_\_\_\_\_**with attorney** \_\_\_\_\_**without attorney**

Tenant Subsidy**:**  None  Section 8  Public Housing  Tax Credit Other/Unclear  Not Mentioned

**I have never checked this section**

**Observed Demographics:** **I have also been tracking both attorneys’ demographics (CK)**

|  |  |
| --- | --- |
| **Tenant** | **Landlord** |
| Race:  Black  White  Latinx  Asian/Pacific Islander  Other | Black  White  Latinx  Asian/Pacific Islander  Other |
| Gender:  Male  Female  Non-Binary or Non-Conforming | Male  Female  Non-Binary or Non-Conforming |
| English is First Language:  Yes  No | Yes  No |
| Disability:  Yes  Unknown **hard to discern** | Yes  Unknown **hard to discern** |
| Age:  20s-30s  40s-50s  60s+ (Senior) **is age pertinent** | 20s-30s  40s-50s  60s+ (Senior) **is age pertinent** |

Was the court/legal process explained to the tenant?  Yes  No

**Reason for Eviction:**

Non-payment of rent **Amount owed**\_\_\_\_\_\_\_\_; **Date of last payment**\_\_\_\_\_\_\_\_; **Lease expired on**\_\_\_\_\_\_\_\_

No Cause/Lease Expiration (“owner wants possession”)

Lease Violation: ­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­

Tenant mentioned one or more reasons as reason for being behind on rent:

Job Loss  Illness  Unemployment Issues Children in the household  Childcare Problems Poor housing conditions Caretaker for adult in the household

Was the tenant allowed to speak without interruption?

**Tenant’s story:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
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**Landlord’s story\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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Additional Notes: all with larger spaces**Did tenant or landlord mention any of the following issues:

Mold

Leaks

Electrical

Water

Pests/Vermin

Security (windows, walls, locks)

Tenant paid out of pocket for repairs

Repairs being made

Landlord demanding rent in uninhabitable home

Habitability

Tried to pay, full or partial rent not

accepted

Eviction related to disability

Domestic Violence

Other:

**Emergency Rental Assistance (Indy Rent)**

Judge asked about  Tenant mentioned  Landlord mentioned

Applied for  Approved  Dispersed  Unknown

**Did the judge:**

Check validity of Notice to Vacate?

Encourage parties to wait for rental assistance to avoid eviction?

Encourage a re-payment agreement to avoid eviction?

Use discretion to require a re-payment agreement?

Declare improper notice?

**Other: If the judge issues an eviction order, is the tenant asked about their housing options?**

**Outcome:**

Tenant evicted/possession granted **Date to vacate \_\_\_\_\_\_\_\_\_\_\_\_Damage Hearing date\_\_\_\_\_\_\_\_\_\_\_**

Postponed until date:

Eviction Dismissed  Tenant Stays  Tenant Leaves

How long did the hearing last? **I personally have a tough time tracking this**