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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**