



Indiana Tenants Association

Indiana Tenant Association
Founder and CEO - Dee Ross
Director- Laurin Embry



@TheRossFoundation



@Indianatenantsassociation

Indiana Tenant Union History

Mission: Our mission is to create housing justice through empowerment-based education, outreach, leadership development, organizing, and advocacy. We want to positively impact the quality of life for all Hoosier renters while challenging and transforming unjust housing policies and practices.

Video Link:

<https://www.wishtv.com/news/tenants-rights-union-forms-to-help-protect-indianapolis-renters/>



Indiana Tenants Association

● Indiana Tenant Rights and Responsibilities

Tenant Rights

- Right to a Habitable Place to Live
- Landlord is Responsible for Upkeep
- Landlord Must Maintain Common Areas
- You Have a Right to Privacy
- You Have a Right to Enter Your Home
- You Have a Right to Legal Action
- You Have the Right to the Return of Your Security Deposit

**KNOW
YOUR
RIGHTS**

Indiana Tenant Rights and Responsibilities

Tenant Responsibilities

- Comply with Health and Housing Codes
- Keep the Home Reasonably Clean Do Not Deface, Damage, Destroy, or Remove Any Part of Home
- Follow all Reasonable Rules and Regulations of Property
- Deliver Home Back to Landlord in Proper Condition
- Ensure Smoke Detectors Work and Have Batteries

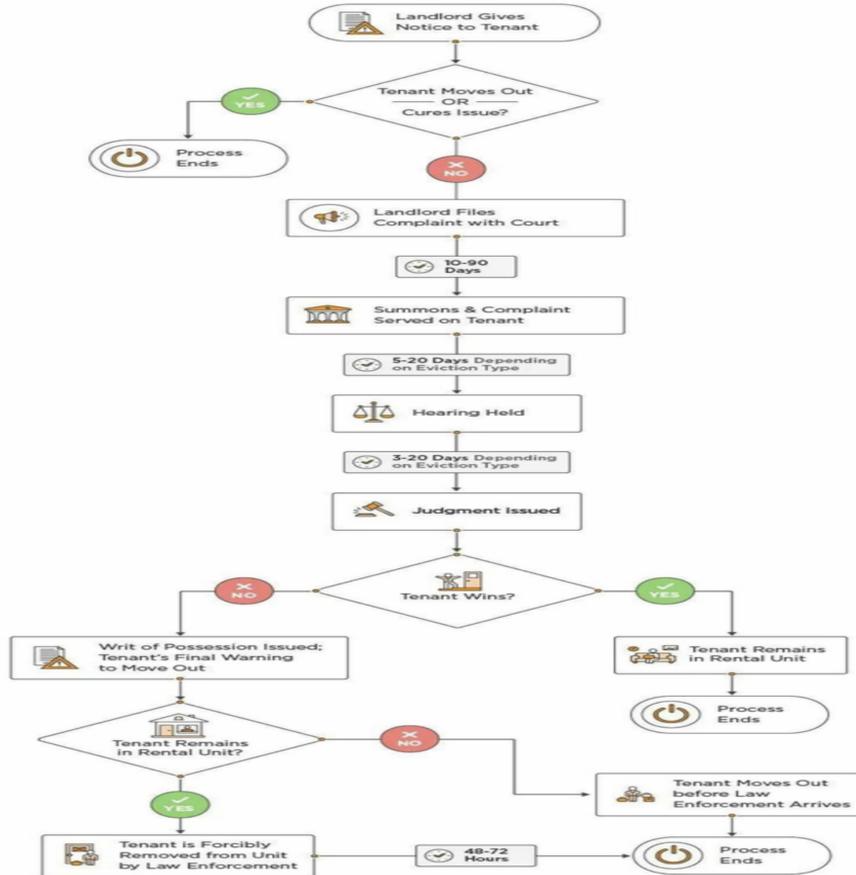
What are Renters Rights in Indiana

- Habitable Place to Live
- Landlord Responsible for Upkeep
- Landlord Must Maintain Common Areas
- Right to Privacy
- Right to Enter Your Home
- Right to Legal Action
- Right to the Return of Your Security Deposit

- This means a safe and clean place to live, in compliance with local housing codes.
- They must provide and maintain appliances in safe and working order, such as: electrical, HVAC, plumbing, sanitary systems, provided appliances, etc.
- Any shared area that tenants use should be clean and in proper condition. This includes, parking, fences, entryway, landscaping, etc.
- A landlord must give you advance notice before entering your home, except in a case of emergency.
- You have the right to enter your home at all times - it is illegal for a landlord to deny you access to the property you are currently renting. Only exception is if there is a court order in place.
- If your landlord does not fix a problem within a reasonable amount of time, the law says you can sue. Either a tenant or landlord can sue in court.
- You have the right to have your security deposit returned within 45 days if you leave the rental property to the landlord in good order when the lease ends and give your landlord your forwarding address in writing.

INDIANA

Eviction Flowchart



BREAKOUT SESSION

QUESTIONS:

1. What is your vision for a tenant union in your city?
2. What goals do you want to see your union accomplish?
3. How can Indiana better serve its renters?



How to start a Tenant Union

Step 1: Talk to your neighbors. Speak with your neighbors about their experiences to determine common problems.

Step 2: Step up structure for how the union will operate. Decide on leadership, meeting dates, and goals. A tenants union may appoint executive roles for members such as spokesperson, floor captains etc.

*Allow tenants to vote on executive roles every year.

Step 3: You have created a union!

- Unions can form in a single building, across multiple buildings in a neighborhood, or even across an entire city or state.
- Unions are strongest when members are familiar with legal resources, have relationships with legal advisors and understand their states tenants rights and responsibilities.

Why join Indiana Tenants Association or create a Union?

Association Benefits:

- Access to Indiana attorneys who specialize in Evictions and habitability issues.
- Large network of tenants, attorneys advocates and partners
- Individual assistance from Indiana Tenant Association leadership

Indiana Law states that tenants creating their own Union and or organizing tenants is a protected activity according to Indiana Code IC 32-31-8.5-2.

Misconceptions

- If I join a tenant union my landlord can retaliate against me.
- Tenant unions are useless and no results come from it
- It's tenants vs landlords

KC Tenant Union Success:

https://youtu.be/jMh9o_YwyJ8?si=9aTlxJMzeUVG3bSh

CALL TO ACTION

1. Understand and assert your tenant rights.
2. Organize a union base.
3. Join Indiana Tenants Association.



Indiana Tenants Association 2024 Legislative Priorities

1. Right to Counsel
2. Rent Escrow
3. Anti-Rent Gouging
4. Enhanced Fair Housing
5. Repair and Deduct

Where to get affordable legal assistance

1. Indiana Legal Services

To apply by phone, call 1 844-243-8570 Monday - Friday from 10 am - 2 pm (EST).

Address: 1200 Madison Ave, Indianapolis, IN suite 300

1. Legal Services of Indiana Inc.

1-800-910-4407

Address: 1106 Meridian St. Ste 235, Anderson, Indiana 46016

1. Indianapolis Legal Aid Society (Statewide Hotline)

317-635-9538 (open Mon. to Fri., 9:00am to 5:00pm)

Address: 615 N Alabama St ste 122, Indianapolis, IN 46204

Advocacy and Tenant Associations

1. Indiana Tenants Association
8901 E 42nd Street, Indianapolis, IN
317-900-1314
lembry@trfcommunity.org
1. Madison County Health Department
206 E 9th Street, Ste #200, Anderson, IN,
46016
765-641-9524



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EQUAL
ACCESS
TO JUSTICE

Q & A



Indiana Tenants Association