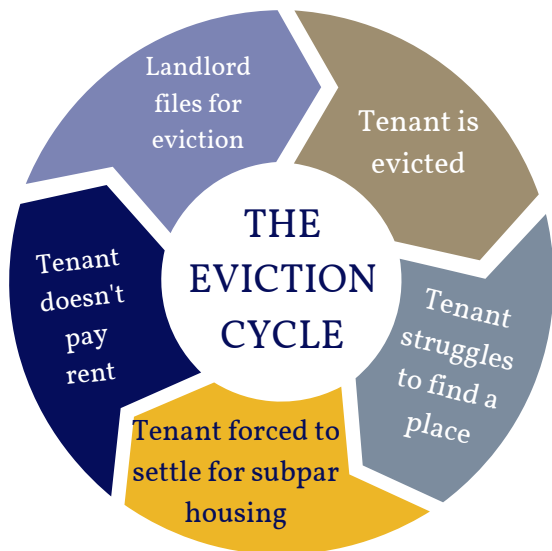


Why it matters.

- ★ Tenants have no right to withhold rent, even if there is an issue with the unit.
- ★ Tenants do not always know they have evictions on their record, especially if the case was dismissed by their landlord before they were provided with a 10-day notice to vacate required for an eviction.
- ★ Once an eviction is on a tenant's record, finding safe and affordable housing becomes extremely difficult. Tenants with evictions on their record are often forced to settle for less than ideal properties, which can perpetuate the cycle as seen below.



VISIT US AT A CLINIC!

For more information about eviction sealing clinics happening in your area, scan one of the QR codes below for more resources!

Indiana Legal Help

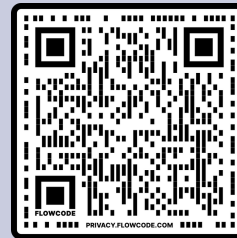


Events Page

Find a clinic near you!

Scan the QR code or visit indianalegalhelp.org

...or join our Virtual Statewide Eviction Clinic (FIRST and THIRD Fridays. Scan for more details.)



Questions? Contact Us.

- 📞 1-888-674-6198
- ✉️ info@probonoindiana.org
- 📘 facebook.com/ProBonoIN

WHAT IS EVICTION SEALING?

A guide to understanding the process of expunging evictions records, why it matters, and how you can do it yourself!



This project is supported by the Indiana Bar Foundation and funded by the IHEDA.

How will I know if my past evictions are eligible for sealing?

Indiana law provides that evictions can be sealed if the case was...

- ★ dismissed.
- ★ decided in favor of the tenant.
- ★ decided in favor of the landlord, then later overturned or reversed on appeal.

The best way to determine if your evictions are eligible is to consult with a lawyer.

There are free clinics across the state!

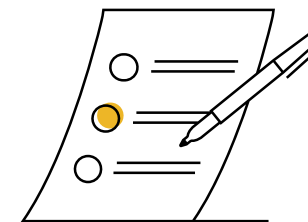


What does it mean to seal an eviction record?

Sealing an eviction record means that it will no longer be viewable by the public. The record remains visible for court officials and law enforcement, but potential landlords and credit reporting agencies will not have access to the information unless it was collected before the record was sealed.

Landlords are typically more willing to rent to people who have fewer evictions on their record.

Even if it is not possible to remove all the evictions from a person's record, it is still possible to reduce the number of evictions. This can help a tenant appear more attractive to a landlord and reduce the number of barriers keeping them from adequate housing.



The Process

Sealing an eviction is quick and straightforward:

- 1) Have an attorney review the cases listed under a tenant's name in MyCase for eligibility.
- 2) Complete a sealing packet for each eligible eviction case, available on indianalegalhelp.org.
- 3) Send one copy of each completed packet to the landlord and deliver another copy to the court for them to file.
- 4) Periodically check the tenant's MyCase record to ensure eligible cases have been removed. Typically, they should be removed after a few weeks, depending on the court.