

Landlord/Tenant Disputes

Commercial leases are complex legal documents, comprised of whatever rights and obligations the parties negotiate under the specific facts, circumstances, and purposes of a particular property and landlord/tenant relationship. Consequently, when landlord/tenant disputes arise in Indiana, it can be difficult to navigate the interrelationships that exist between the terms of a lease, the interpretive and instructive Indiana case law, and the controlling Indiana statutory authority – all of which affect the handling and outcome of the dispute. Wooden McLaughlin has dealt extensively with these legal complexities from both the landlord and tenant perspective.

Wooden McLaughlin's first goal – when possible – is to salvage distressed landlord/tenant relationships, but we are always prepared to assist clients with contentious lease enforcement issues, either through alternative dispute resolution or, if necessary, litigation. This assistance can range from payment issues and the related statutory eviction and possession process, to disputes relating to covenants of lease performance. We also negotiate and prepare lease amendments and termination/surrender agreements. Additionally, commercial landlord/tenant disputes often involve questions about security interests and liens upon personal property and related issues under the Uniform Commercial Code, as well as creditors' rights and bankruptcy issues, all of which we are equipped to handle.

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