

Breaking a Lease in Indiana: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/indiana-breaking-a-lease>

Indiana tenants who leave early may owe rent for the rest of the term, though Indiana courts expect landlords to make reasonable efforts to re-rent. Protected survivors of domestic violence and service members can end a lease early.

Key points

- A service member who enters active duty or receives qualifying orders can end a residential lease early with written notice and a copy of the orders.
- A protected survivor of domestic violence and certain other crimes can end the lease with at least 30 days of written notice that includes a copy of a protective order or criminal no contact order.
- Either side can end a month to month tenancy with notice equal to one rental period, which is one month.
- Indiana courts generally require a landlord to make reasonable efforts to re-rent a unit a tenant has abandoned before charging rent for the rest of the term.

Indiana at a glance

Rule	Indiana	Law
Military service	A service member who enters active duty or receives qualifying orders can end a residential lease early with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A protected survivor of domestic violence and certain other crimes can end the lease with at least 30 days of written notice that includes a copy of a protective order or criminal no contact order.	IC 32-31-9-12
Landlord duty to re-rent	Indiana courts generally require a landlord to make reasonable efforts to re-rent a unit a tenant has abandoned before charging rent for the rest of the term.	Indiana case law (Nylen v. Park Doral Apartments, 1989)
Month-to-month notice	Either side can end a month to month tenancy with notice equal to one rental period, which is one month.	IC 32-31-1-4

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- IC 32-31-9-12
- Indiana case law (Nylen v. Park Doral Apartments, 1989)
- IC 32-31-1-4

Official sources:

- Indiana Code, Title 32 (Indiana General Assembly): <https://iga.in.gov/laws/2025/ic/titles/32>
- Indiana Judicial Branch: <https://www.in.gov/courts/>

General information, not legal advice. Check current law and talk to a Indiana attorney before you act. Last reviewed October 29, 2026.