

Indiana Eviction Process: Notices, Court Steps and Timeline

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

An Indiana landlord can end a lease for unpaid rent with at least 10 days of written notice, unless the lease says otherwise or the tenant pays in full first. Lockouts and utility shutoffs are banned, so possession comes only through a court order.

Key points

- When rent is unpaid, the landlord can end the lease with at least 10 days of written notice unless the parties agreed otherwise or the tenant pays all the rent before the notice runs out.
- A month to month tenancy can be ended with notice equal to one rental period, which is one month for a monthly tenancy.
- Eviction cases are generally filed in a county trial court or small claims court that hears possession cases where the property is located.
- A nonpayment eviction often takes about three to six weeks from the notice to removal.

Indiana at a glance

Rule	Indiana	Law
Notice for unpaid rent	When rent is unpaid, the landlord can end the lease with at least 10 days of written notice unless the parties agreed otherwise or the tenant pays all the rent before the notice runs out.	IC 32-31-1-6
Ending a tenancy without cause	A month to month tenancy can be ended with notice equal to one rental period, which is one month for a monthly tenancy.	IC 32-31-1-1 and IC 32-31-1-4
Where the case is filed	Eviction cases are generally filed in a county trial court or small claims court that hears possession cases where the property is located.	Indiana trial court rules
Typical overall timeline	A nonpayment eviction often takes about three to six weeks from the notice to removal.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	10 days	IC 32-31-1-6
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- IC 32-31-1-6
- IC 32-31-1-1 and IC 32-31-1-4
- Indiana trial court rules
- IC 32-31-5-6

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.