

June 2022

Special points of interest:

- Next Meeting will be Monday June 27th 12:00 PM at Jennings Civic Center located at 8720 Jennings Station rd.
- Vinebrook Homes LLC will be providing lunch for the meeting!
- Pressing criminal charges on tenants

Ordinance focus

- Barking Dog Peace Disturbance

Member count:

188

Next Meeting

- Monday June 27th—12:00 PM at 8720 Jennings Station rd.



ELSLC ETHICAL LANDLORDS OF ST. LOUIS COUNTY

Next Meeting Monday June 27th!

I am proud to announce our next meeting will be Monday June 27th 2022, 12:00 PM at Jennings Civic Center located at 8720 Jennings Station rd., St. Louis MO 63136. ALL MEMBERS ARE INVITED! We will have some openings re-marks followed up with discussion and lunch provided by Vinebrook Homes LLC! Come meet and network with local property managers, landlords and your police department.

My tenant destroyed my Property. Can I press Charges?

I am sure many of you have gone through this. A bad tenant moves

out and you are left with a mess. To press charges for such a matter in criminal court, the police department would be looking at the scenario and we would need elements of a crime to be met.

For example, a defendant commits the crime of property damage if:

1. (s)he knowingly damages property

2. Of another

Pay attention to the word, knowingly. If a person accidentally damages property of another, we may conclude they did

not do this knowingly and thus probable cause does not exist for

police to charge that person with the crime.

During such investigation, the officer would be examining the evidence. Was there specific threats made and recorded that the tenant was going do this damage? What kind of damage was made? Does it look like it occurred on purpose and with malice? Were there any witnesses?

Sometimes it may be more fitting to handle the case in civil court and some cases may fit in criminal court. Simply call your local police department if you ever have any questions or need any assistance.

Monthly Ordinance Focus—Barking Dogs

716.075 - Disturbance of the Peace—Public Nuisance—Barking Dog.

—A person shall not permit a dog owned by him or within his custody or under his control to habitually bark thereby reasonably causing the peace of any person of ordinary temper and disposition to be disturbed. A dog which habitually barks thereby reasonably causing the peace of any person of ordinary temper and disposition to be disturbed is declared to be a public nuisance.



Do you have a tenant who keeps complaining about a barking dog next door? Not sure what to do? You can suggest for them to call the police and request to press charges.