

From: [MDPD Legal Tip of the Day](#)
To: [MDPD Legal Tip of the Day](#)
Subject: Legal Tip of the Day - Tuesday, August 14, 2018 - Landlord/Tenant – Destruction of Property
Date: Tuesday, August 14, 2018 8:41:04 AM
Attachments: [Auto Generated Inline Image 1](#)
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TODAY'S TIP

QUESTION: A landlord calls police because his tenant just moved out and took with him the refrigerator, stove and kitchen sink. Further, the tenant had a farewell party before he moved out, causing damage to the apartment. The landlord has the tenant's new address and demands that the police go there and arrest his former tenant. Should an arrest be made under these circumstances?



Photo courtesy of <https://www.news.com.au/finance/real-estate/renting/perth-landlord-wins-legal-battle-over-trashing-of-rental-property/news-story/59fc3e748ac77a536959197b2aebb76d>

ANSWER: No, the landlord must sue the tenant for the damages. Pursuant to the law in Florida, a tenant

has an obligation to not destroy, deface, damage, impair, or remove any part of the premises or property therein belonging to the landlord nor permit any person to do so. Enforcement of these obligations is a civil matter. [FSS 83.52](#)

We hope that you liked this tip.

MDPD Police Legal Bureau



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