

that we have started out with years and years ago and I think Senator Landis may be able to discuss what some of the uniform laws were. But we have changed in a variety ways the Uniform Landlord Tenant Act. One of the things that were not included in the Uniform Landlord Tenant Act some years ago was what do we do with personal property that's left over after a tenant, for one reason or another, leaves the premises? Now, to remind you, personal property are those things that aren't real property. Real property is the land and the building and things that are permanently attached, fixtures. We're not talking about fixtures, we're not talking about furnaces, those sorts of...plumbing, all those sorts of items. We're talking about personal property items, those things basically for ease of description that are moveable. These are your beds, the sofas, the refrigerators, so on, clothes, and just general leftover property that when someone moves out they don't take care of. For many years, we've gotten along with not having something in the law. Landlords, in one way or another, deal with this property. Typical situation, the tenant moves out, maybe at the end of their lease period when their six-month lease is over and they don't take all their property with them and so they leave in the apartment maybe some old clothes, maybe some boxes that they forgot, what maybe they just didn't want to throw the things away. There was a fee to take it to the dump or something and they just left it. What does the landlord do with those? Well, in the past, some landlords have taken that property and just used it for themselves. They've sold it. They've done away with it. Some of them just throw it away because a lot of it may be garbage, may be trash, may be throwaway. Two years ago in April of 1989, a Supreme Court case came down in this state that changed this whole process. And what had happened there was the tenant had left some items, some tires, some other property that the landlord thought was kind of a mess. Now this tenant had not paid the rent, just up and moved out. And so the landlord came in and said, what in the world do I do with all this property? I don't have any guidance by the law. Ultimately, what happened was that they threw those things away. They took them to the dump. And the tenant came back and sued the landlord and said, what may have been trash and garbage to you was my treasure. The Supreme Court agreed and allowed the tenant to recover money for what we call conversion. Conversion is the legal term for taking personal property for your own use that actually belongs to someone else. The landlords are then placed in a very, very difficult position. What do I do with this stuff left over? Do I keep it