SAMPLE RESEARCH TRAIL – PERIODICALS

Research Issue: Does client have defense of constructive eviction due to an uninhabitable apartment?
Search Terms: landlord, tenant, constructive eviction, habitability, uninhabitable, apartment, mold, illness, non-payment of rent, unpaid rent.
Plan: use periodicals indexes to see if there are any recent articles on the topic. Will search Index to Legal Periodicals and maybe LegalTrac.

Research Process:
1. Index to Legal Periodicals (Library Subscriptions Databases)
   a. advanced search:
      i. constructive eviction and landlord = 3
         1. Gilbert, Don’t let them bite: defining the responsibilities of landlords and tenants in the event of a bedbug infestation. 80 Geo. Wash. L. Rev. 243 (2011) – not directly on point, but could be useful for analogy
      ii. Constructive eviction = 7
          1. 3 from above, and 4 additional, no more relevant items
      iii. Landlord and mold = 0
      iv. Landlord = 1,536
      v. Landlord and habitability = 49
            a. Subject headings: Implied warranty of habitability, Landlord & Tenant, Leases, Rent, Repairing
            a. This may be too old? But good for background...
      vi. Limited previous search to 2000 to current = 15 results
         1. Nothing else relevant
   b. Subject search:
      i. Implied warranty of habitability = 38
            a. Not sure if this is a serious article?