

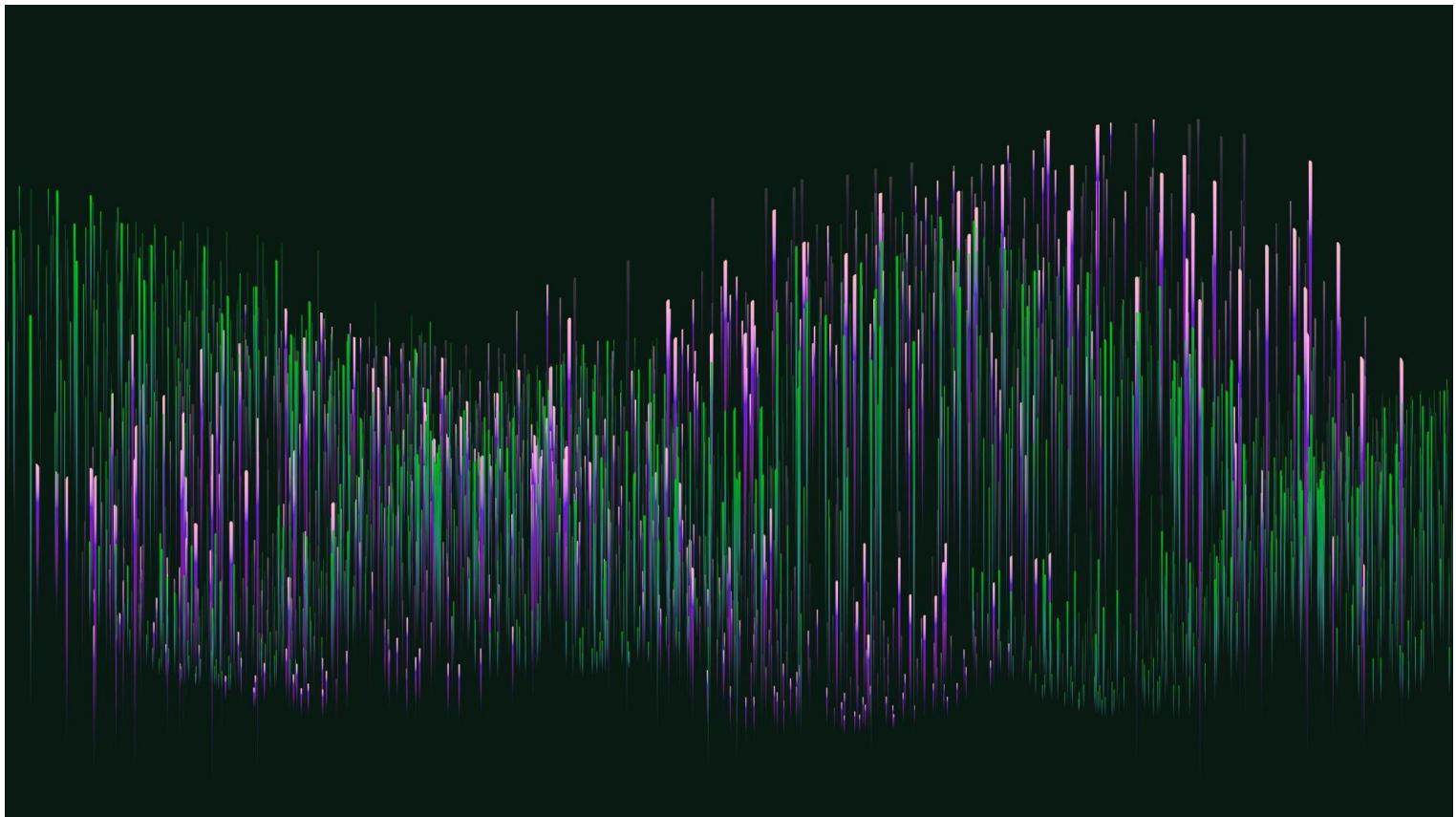
# Oregon Eviction Filings Data

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Compiled and Analyzed by Eviction  
Defense Project Attorneys

Oregon Law Center (OLC) and Legal  
Aid Services of Oregon (LASO)

7/2021 – 1/2023



# Court-Filed Eviction Cases, By Month

*Since August of 2022, filing #'s have far surpassed pre-pandemic levels*

Source: Oregon Law Center analysis of Oregon Judicial Department publicly available eviction court data

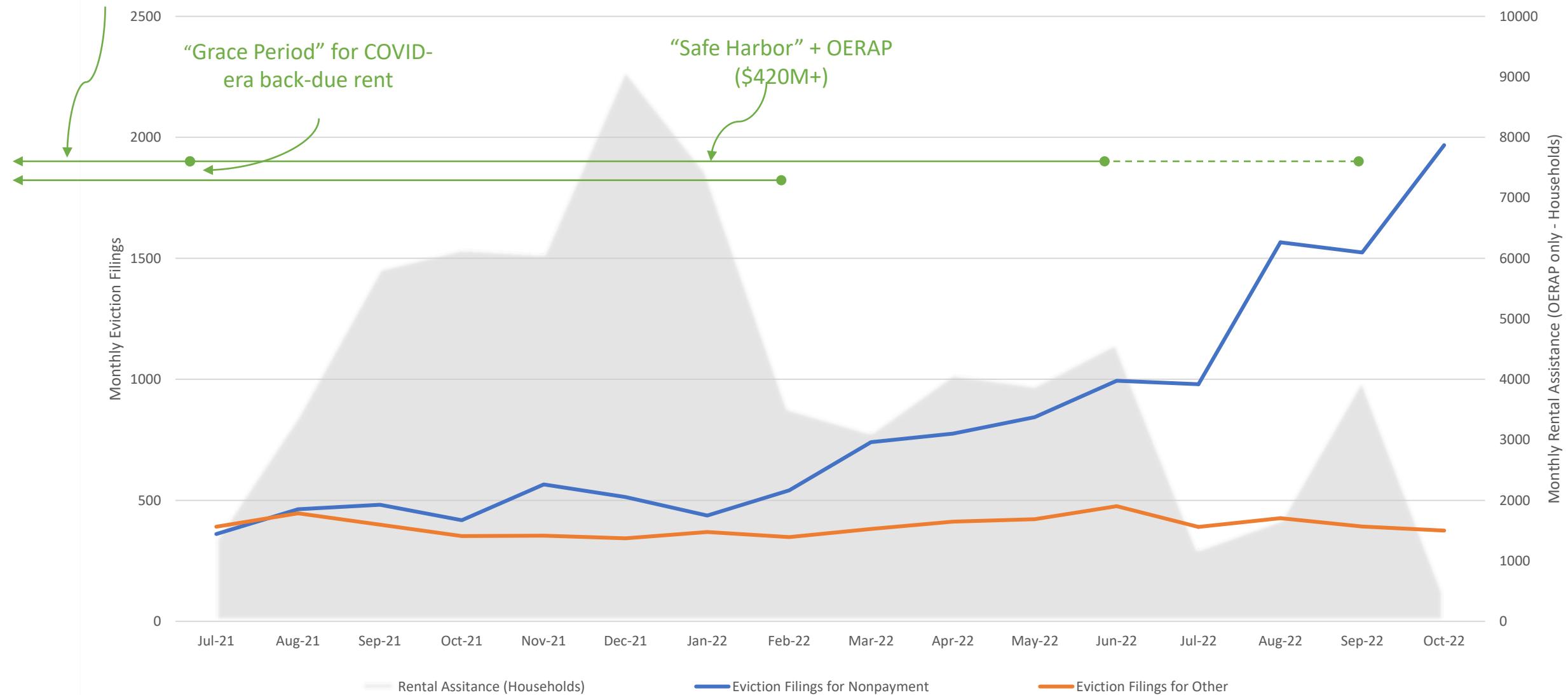
	2019	2021 – moratorium , then safe harbor												2022 – Safe Harbor in effect till July, Phase-out July thru Sept, Expired in October												2023
	Monthly Average	Jan-June Average per month	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan					
Total Filings	1,556	377	752	909	881	770	920	857	806	889	1122	1188	1266	1470	1370	1992	1912	2347	2083	2036	2244					
% nonpayment			48%	51%	54%	54%	62%	60%	54%	61%	66%	65%	67%	68%	72%	79%	80%	86%	86%	86%	88%					

- Since expiration of all protections, there have been an average of 2,178 eviction filings per month, which is a 45% increase over pre-pandemic levels. More than 86% of these filings have been for late payment.

Note that eviction filing numbers are the tip of the iceberg in measuring displacement. [Studies](#) indicate that approximately 2-5x the # of people who face formal eviction filings are displaced through informal evictions.

Eviction  
moratoria (2020)  
+ Landlord  
Compensation  
Fund (\$150M)

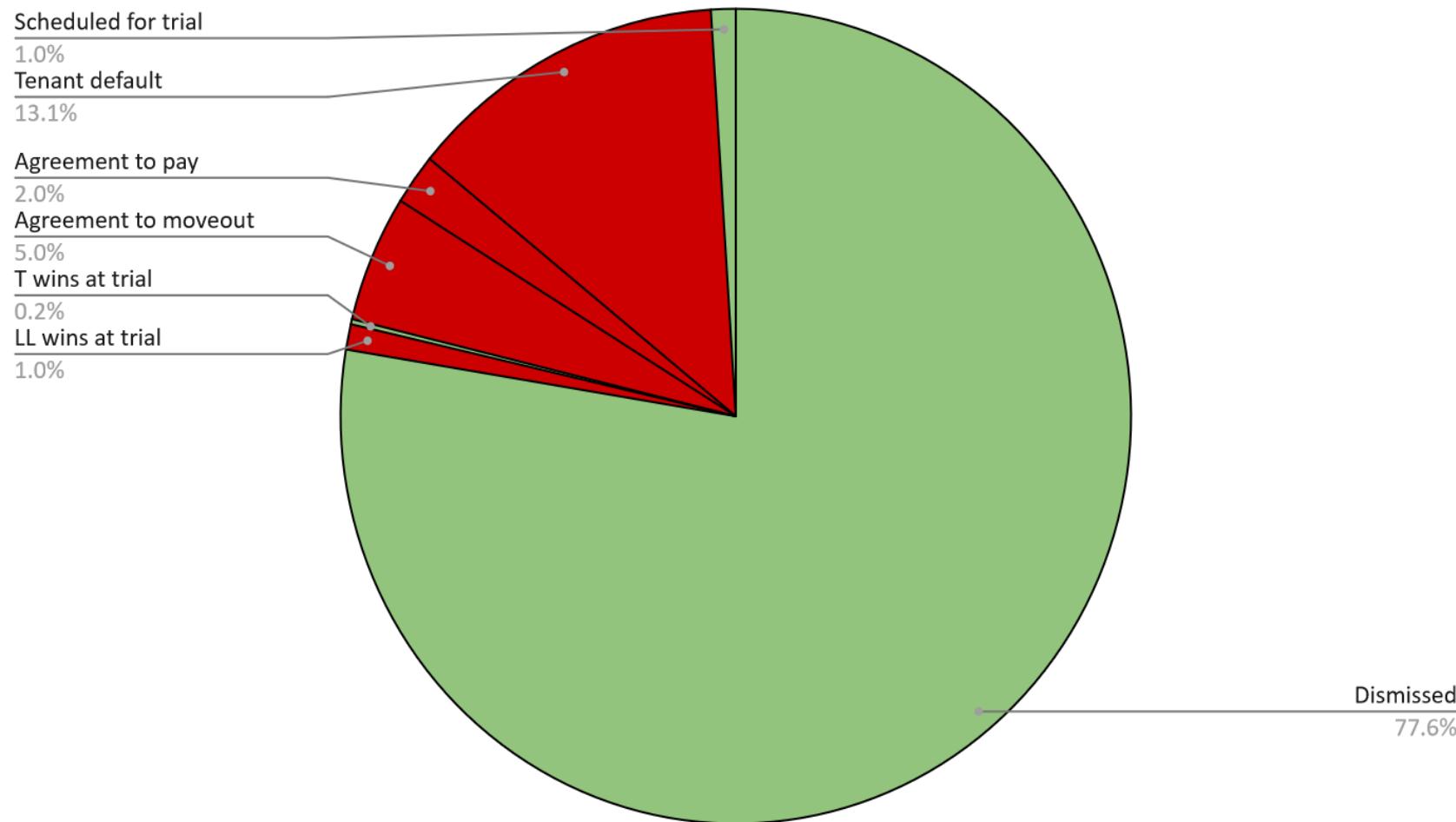
# Evictions increased when tenant protections and rent assistance expired.



# Case Outcomes

- When Safe Harbor and tenant protections were in place, along with robust rent assistance, not only were there fewer eviction cases, but more cases were resolved successfully – more landlords got paid and more tenants kept their homes.
- When protections and assistance expired, more cases were filed, and outcomes were worse.

# Nearly 80% of cases that accessed the SB 891 safe harbor resulted in payment and dismissal of the case – these tenants remained housed



Total setovers: 2,142

- 77% Cases dismissed
- 1% Scheduled for trial
- 13.1% Tenant default
- 2% Agreement to pay
- 5% Agreement to move out
- 1% Landlord wins at trial
- .2% Tenant wins at trial

# When Protections and Rent Assistance go Down, More People Lose Their Homes

**Nonpayment case outcomes (April vs. Nov 2022): As rent assistance and eviction protections expired, negative outcomes nearly tripled**

- Percent of agreements to move nearly tripled
  - *Many of these agreements end not only in displacement but also judgment against tenant*
- Percent of court-filed payment plans increased nearly 5x.
  - *Generally, approximately 30-40% of payment plans end in default and subsequent eviction judgment.*

## Lessons Learned

Eviction Protections plus  
Accessible Rent Assistance  
= Fewer Evictions and  
Fewer Displacements

Removal of Protections  
and Expiration of Rent  
Assistance

= More Evictions and  
More Displacements

**Black and Brown  
Oregonians are  
at greater risk of  
home loss and  
homelessness.**

In Oregon, Black women face eviction filings at more than twice the rate of white renters.



Households of color are at greater risk of homelessness after losing their homes.



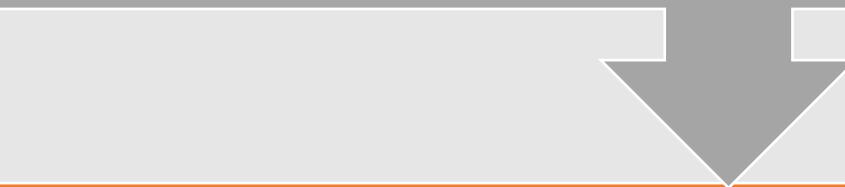
We must change the eviction process to address these impacts, so that people get the help they need and can avoid displacement.

**Evictions,  
displacements,  
and  
homelessness  
are systemic.**

Evictions and high rents cause homelessness.



When people get evicted, many become homeless. ([Studies show](#) between 12% and 37%)



High rents lead to demonstrably higher rates of eviction and homelessness. Inflation is making things [worse](#).

# What We've Learned Over the Past Few Years

## Affordability: SB 611 and HB 2733

Reasonable protections from extreme rent increases can prevent displacement and homelessness. Our current policies do not provide adequate protection.

## Eviction Process: SB 799

People facing eviction have better outcomes if they have time to get rent assistance, legal and translation services.

## Landlord and Owner Data: HB 3169

More accurate data about the availability of Oregon's rental housing across the state can help us better understand shortages..

## Rent Assistance:

Emergency rent assistance should be fast, available, and flexible to meet needs, especially for communities at greatest risk.