

OREGON JUDICIAL DEPARTMENT

THE STATE OF HOUSING CASES IN OREGON COURTS

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PRESENTED TO HOUSE JUDICIARY COMMITTEE
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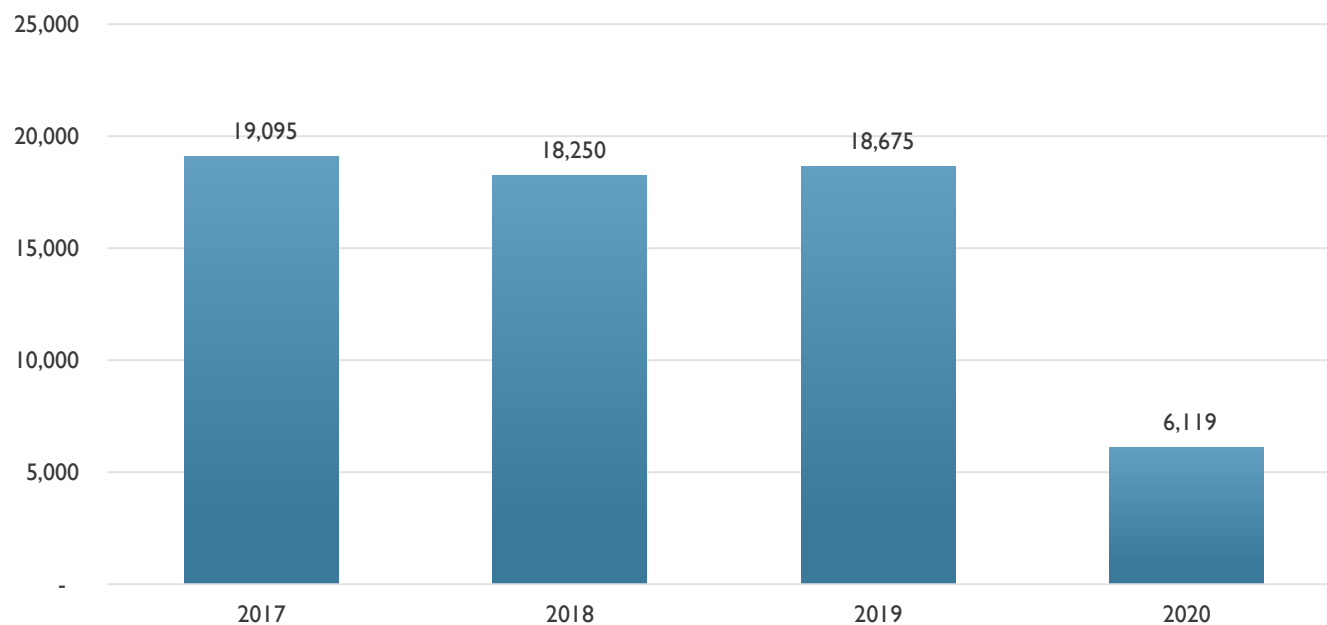


WHAT ARE THE DIFFERENT TYPES OF EVICTIONS AND FORECLOSURES?

- Residential and commercial evictions
 - Commercial – lockouts are available and happen without court involvement
 - Residential – what is covered by the moratorium?
 - Non-payment
 - No cause
 - Residential – what is not covered by the moratorium and can proceed?
 - For cause (ex. property damage, threats of violence)
 - Landlord cause (ex. selling unit, major repairs, landlord moving in)
 - After a foreclosure
- Moratorium through the end of June
- More information can be found at: <https://oregonlawhelp.org/resource/new-statewide-eviction-moratorium>

LANDLORD TENANT HISTORICAL CASE FILINGS

Landlord Tenant Case Filings Over Time
67% Decrease in 2020 Due to Eviction Moratorium



- Current moratorium on non-payment cases ends in June 2021
- Courts are still processing 'for cause' evictions (damage to property, illegal conduct, safety concerns)
- When the moratorium is lifted, non-payment evictions could return to normal rates

FACTORS AFFECTING PROJECTED CASELOAD

- Declaration form
- Rent assistance for landlords
- Federal moratoriums and federal aid

CAN THE COURT HANDLE THE PROJECTED WORKLOAD?

- As a result of HB 4401, our workload has increased. We must analyze the new law, create and translate forms, train staff and judges, and modify business processes.
- We also must spend significant time providing education and facilitation services so that landlords and tenants, who are often unrepresented, understand how that complex law works. 67% of landlords are unrepresented; 96% of tenants are unrepresented
- We expect a modest increase in case filings in the first half of 2021
- The current moratorium ends on June 30, 2021, our caseload may increase more substantially, but we are unable to make an accurate prediction without more information about the financial circumstances that tenants will face.

WHAT IS OJD DOING TO HELP PEOPLE?

- Forms and resources on our website to assist landlords and tenants
- Notices sent to parties
- Ensuring at first appearance that parties have a chance to discuss settlement
- Chief Justice's Landlord Tenant Workgroup considering additional options when the moratorium is lifted