

Evicted in Oregon

Marion County Eviction Profile

2022-2023

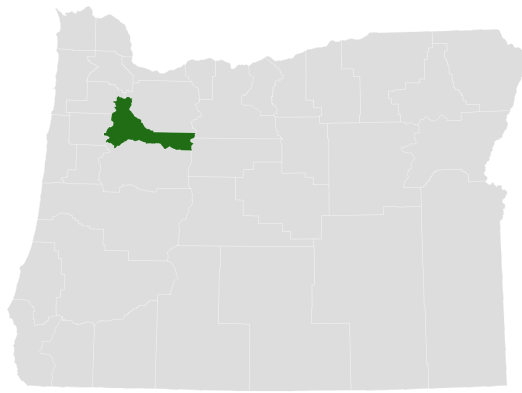


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MARION COUNTY AT A GLANCE

Population: 347,119

Oregon: 4,246,155

Median Age: 37.1

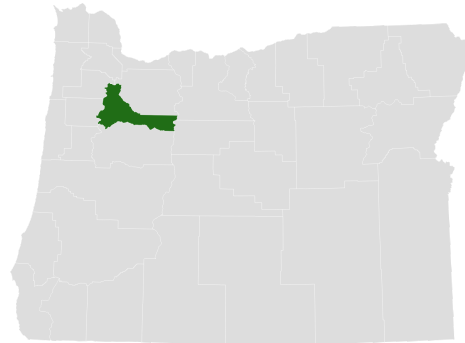
Oregon: 40.1

Poverty Rate: 13.2%

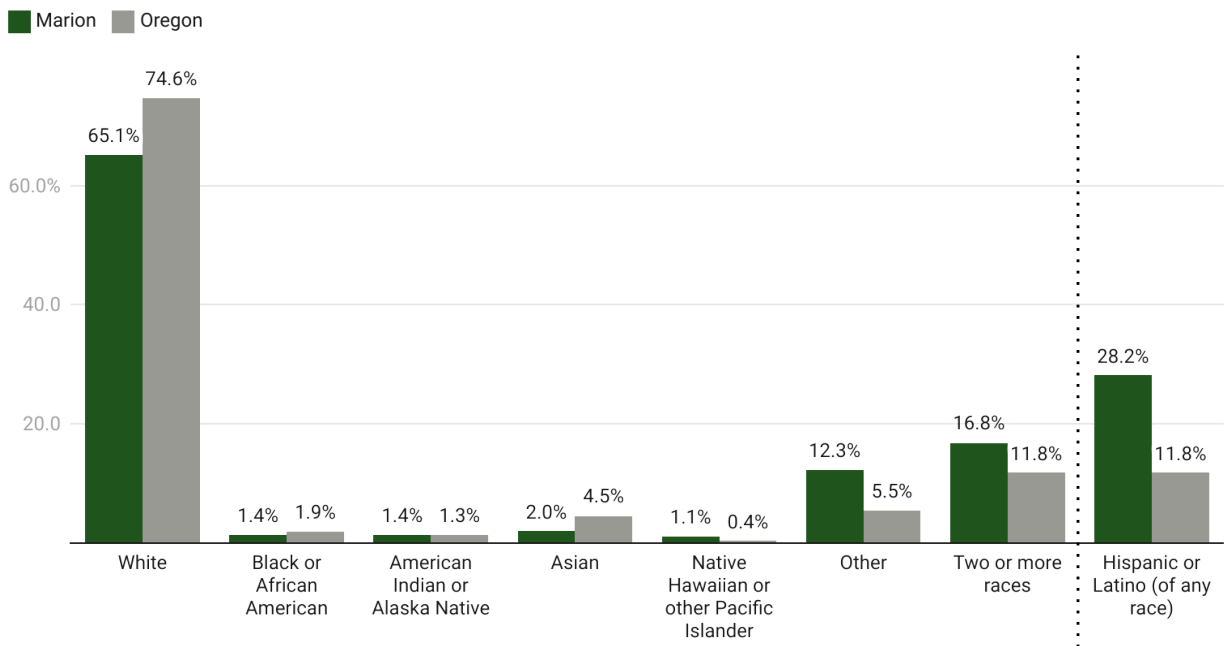
Oregon: 12.2%

Median Household Income: \$64,406

Oregon: \$71,562



Race and Ethnicity:



Source: US Census Bureau, American Community Survey 2021 • Created with Datawrapper

RENTING IN MARION COUNTY

Renter Occupied Units: 46,925 (38% of all occupied units)

Oregon: 616,569 (37% of all occupied units)

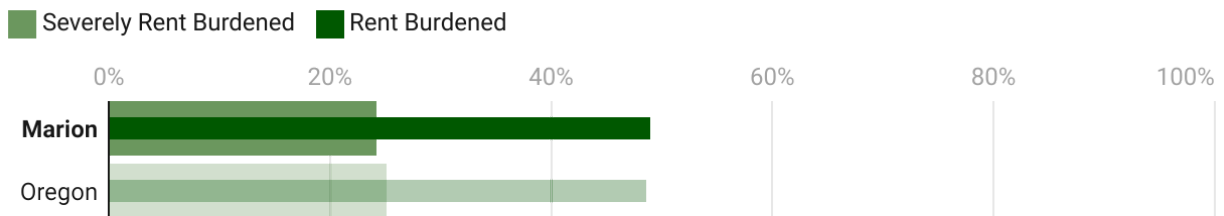
Median Rent: \$1,172

Oregon: \$1,282¹

Affordability:

49.1% of Marion renters (23,061 households) are **rent-burdened**, meaning they spend **30% or more of their income on rent**

24.3% of Marion renters (11,414 households) - about half of all rent burdened households - are **severely rent-burdened**, meaning they spend **50% or more of their income on rent**²



Source: Housing Needs Assessment Report, Housing Solutions Lab at NYU Furman Center • Created with Datawrapper

Point-in-Time Homeless Count (2023):

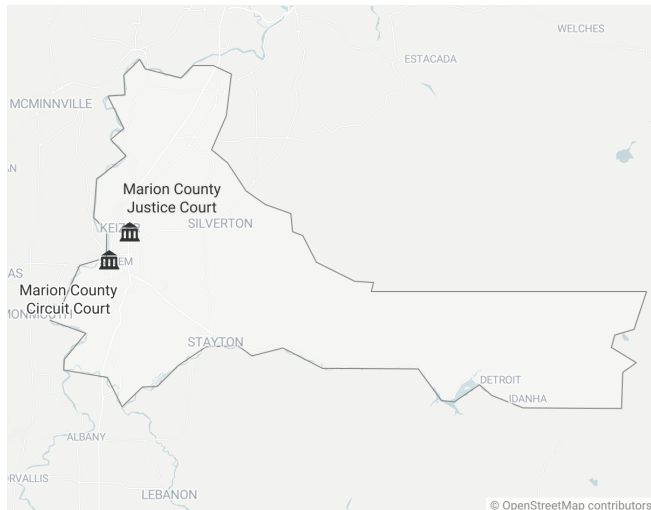
1,683 People (Marion County and Polk County)

878 unsheltered

531 in shelter

259 in transitional housing or Safe Haven³

EVICTION COURT IN MARION COUNTY



Marion County processes evictions through the Marion County Circuit Court and the Marion County Justice Court, both of which are located in Salem.

Marion County Circuit Court
100 High St NE
Salem, OR 97301

Marion County Justice Court
4660 Portland Road
Salem, OR 97305

EVICTION COURT PROCEDURAL PATHS

For every eviction complaint filed in Oregon, a *first appearance* will be scheduled and a *final judgment* will be issued. The case begins at the first appearance hearing and is disposed of at that hearing, through an agreement, or at trial.

1. Concluded at First Appearance

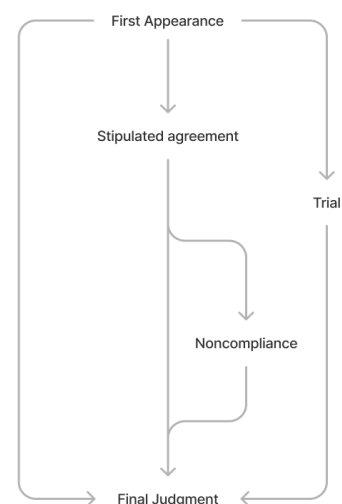
A judge issues a final judgment at the first appearance hearing. Includes *default judgments of eviction* (when a tenant misses a court appearance) and *dismissals* requested by the plaintiff.

2. Stipulated Agreement is Reached

A *stipulated agreement* is a court-enforced agreement between the tenant and the landlord. Common terms include a payment plan, a move-out date, and/or changes in behavior. The case may remain open until a final judgment of dismissal or eviction is issued.

3. Goes to trial

Trials are where a judge hears and considers evidence and testimony regarding the complaint and defenses from the tenant. At the conclusion of the trial, a final judgment—either a *dismissal* or a *judgment of eviction*—is issued.



EVICTED IN OREGON

All data from this section—with the exception of the causes listed on eviction notices—were drawn from Oregon Judicial Department court records. Data tables were generated in February 2024. You can find the most recent eviction data on [Evicted in Oregon’s website](#). **The data presented in this section represents eviction cases filed in the Marion County Circuit Court only.**

Eviction Filings

	2022		2023	
	Marion	Oregon	Marion	Oregon
Cases filed	1,494	18,812	1,497	22,470
Cases filed per 100 rental units	3.2	3.1	3.2	3.7

Causes Listed on Eviction Notice⁴

Data on the causes listed on eviction notices is provided by the Oregon Law Center.

	2022		2023	
	Marion	Oregon	Marion	Oregon
Nonpayment	79% (1,177)	75% (14,132)	82% (1,226)	81% (18,257)
No cause	3% (44)	3% (581)	3% (47)	2% (539)
For cause	12% (172)	15% (2,868)	8% (127)	10% (2,278)
Landlord reason	3% (38)	3% (480)	1% (15)	1% (220)
Tenant notice	1% (14)	1% (239)	1% (9)	1% (206)
Others	3% (49)	3% (512)	5% (73)	4% (970)

Cases with First Appearance Held

2022

	Marion	Oregon
Cases with a first appearance hearing	1,480	18,738

2023

	Marion	Oregon
Cases with a first appearance hearing	1,497	22,436

Percentages shown in the tables below are calculated based on cases that have had a first appearance hearing.

Legal Representation in Landlord-Tenant Court⁵

2022

	Marion	Oregon
Landlord has a lawyer or agent	25%	54%
Tenant has a lawyer	6%	9%

2023

	Marion	Oregon
Landlord has a lawyer or agent	23%	57%
Tenant has a lawyer	5%	6%

Eviction Case Outcomes

Outcome data below is organized based on the year cases were filed (not the year cases received a judgment).

2022

	Marion	Oregon
Eviction judgment	37% (545)	36% (6,723)
Dismissed	60% (881)	61% (11,486)
Final outcome unknown	4% (54)	3% (529)

2023

	Marion	Oregon
Eviction judgment	30% (442)	27% (6,161)
Dismissed	52% (781)	55% (12,359)
Final outcome unknown	18% (274)	17% (3,916)

MARION COUNTY CIRCUIT COURT PROCEDURES

Marion County processes evictions through both the Marion County Circuit Court and the Marion County Justice court, both of which are located in Salem. **The information in this section details the court process and procedures for the Marion County Circuit Court only.** EiO community researchers conducted court observation between September-December 2022. Procedural information was updated by calling court staff in October 2023. Some procedures may have changed since these data collection periods.

Tenants must attend eviction court in person

In Oregon, individual eviction courts set their own policies concerning in-person or virtual attendance. Virtual attendance can make it easier for some tenants to attend their hearings, especially if they live far from the courthouse.⁶ However, virtual attendance can also be a barrier for households with limited access to the internet.⁷

At the Marion County Circuit Court In 2023, only attorneys were given the option to call (via phone) into court. Tenants must attend in person. This was a change from 2022, when the court offered tenants a choice of in-person or virtual attendance. This switch meant that tenants must take time out of their day not only for their hearing, but also for travel to the courthouse.

The duration of first appearance dockets can vary

First appearance hearings sort eviction cases into different procedural paths. The case may be dismissed, parties may negotiate a stipulated agreement, or the court may schedule a trial. If tenants fail to appear at their first appearance hearing, they automatically receive a judgment of eviction.

The Marion County Circuit Court holds first appearance hearings three days a week, on Tuesdays, Wednesdays, and Thursdays. In 2023, the average first appearance docket was about 8 cases a day (25 cases a week). This is a slight decrease from 2022, when the average first appearance docket was about 9 cases a day (27 cases a week). In 2022, observers noted that on most days the first appearance dockets lasted between 60-90 minutes. However, sometimes onsite mediation services provided by the court would slow things down, extending the first appearance docket to two or even three hours in total.

The court offers mediation for stipulated agreements

A stipulated agreement is a court-enforced agreement between the tenant and the landlord that is used to avoid a trial. Common terms in these agreements include a payment plan, a move-out date, and/or changes in tenant behavior. If tenants fail to fulfill the terms of their agreement, they can receive an eviction judgment from the court.

In 2023, 44% of eviction cases in Marion County Circuit Court were resolved through the negotiation of a stipulated agreement. This is a decrease from 2022, when 51% of eviction cases in the court were resolved through a stipulated agreement.

In both 2022 and 2023, onsite mediation was available at the Marion County Circuit Court to aid landlords and tenants during their stipulated agreement negotiations. Mediation allows for less restricted communication between tenants and landlords than is possible in a trial. Mediators are required by Oregon law to stay neutral between parties. Mediation is a different service than providing legal representation for tenants; attorneys serve as advocates for their clients.

Tenants face difficulties presenting evidence at eviction trials

In Oregon, most eviction cases do not make it to trial; they are either dismissed or avoid trial through a stipulated agreement. Trials are the only time during the process that tenants can challenge an eviction and present evidence in their defense.

At the Marion County Circuit Court, it is rare for an eviction case to make it to trial. In 2023, 10% of eviction cases filed in the court were scheduled for trial and 7% had a trial held. In 2022, 10% of eviction cases were scheduled for trial and 6% had a trial held. Out of the 15 trials that were observed during the 2022 observation period, 67% (10 cases) ended in a judgment of eviction.

Onsite tenant support has varied over time

In Oregon, onsite tenant support—which can include mediation, childcare, limited legal assistance, or help with rental assistance—varies considerably across different eviction courts. Support also varies over time at individual courthouses.

In both 2022 and 2023, Neighbor to Neighbor Mediation provided onsite mediation at the Marion County Circuit Court. In 2023, there were not any organizations regularly onsite at the court to help tenants access rental assistance. However, during the 2022 observation period ARCHES representatives were often observed at the courthouse providing rental assistance applications. Observers also noted that the judge was inconsistent about referring tenants to rental assistance.

ENDNOTES

1. US Census Bureau, American Communities Survey 2021
2. Housing Needs Assessment, Housing Solutions Lab at NYU Furman Center
3. Marion-Polk 2023 Point in Time Count, Mid-Willamette Valley Homeless Alliance
4. For a more detailed description of eviction pathways and outcomes in Oregon, see <https://www.evictedinoregon.com/how-evictions-work>.
5. For an explanation of the different types of causes listed in termination notices, see <https://www.evictedinoregon.com/causes-listed-on-notices-of-termination>.
6. David A. Hoffman and Anton Strezhnev. 2023. "Longer Trips to Court Cause Evictions." Proceedings of the National Academy of Sciences 120 (2). <https://doi.org/10.1073/pnas.2210467120>.
7. "Digital Evictions: The Landlord and Tenant Board's Experiment in Online Hearings" (Ontario, Canada: Advocacy Centre for Tenants Ontario, 2021). <https://www.acto.ca/production/wp-content/uploads/2021/06/Digital-Evictions-ACTO.pdf>.

EVICTED IN OREGON

RESEARCH TEAM

Portland State's Evicted in Oregon research team includes: Dr. Lisa K. Bates, Colleen Carroll, Dr. Alex Farrington, Azad Amir-Ghassemi, Dr. Yi Wang, Jacen Greene, Minji Cho, Natalie Cholula, and Andrew Lindstrom. Court observation data is collected by community court observers. Court case data is coded by attorneys at Oregon Law Center, and their support for legal interpretation is invaluable. Any errors of interpretation or analysis in this report should be attributed solely to its author.

CONTRIBUTOR ROLES

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MORE INFORMATION

For more information about the eviction process, the latest statewide and county-level eviction data, and more visit evictedinoregon.com.

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Evicted in Oregon is a research project interested in understanding how evictions happen, for the purpose of eliminating them.

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