

Evicted in Oregon

Deschutes County Eviction Profile

2022-2023

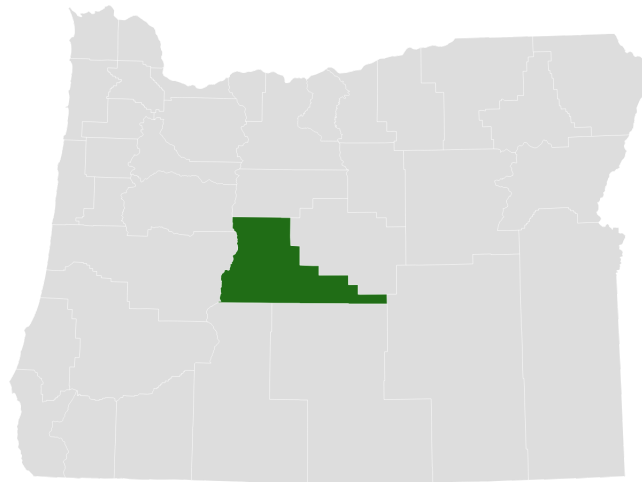


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DESCHUTES COUNTY AT A GLANCE

Population: 204,801

Oregon: 4,246,155

Median Age: 42.6

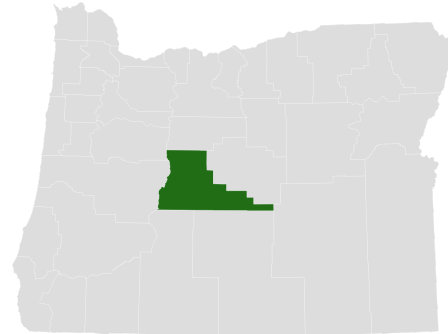
Oregon: 40.1

Poverty Rate: 8.4%

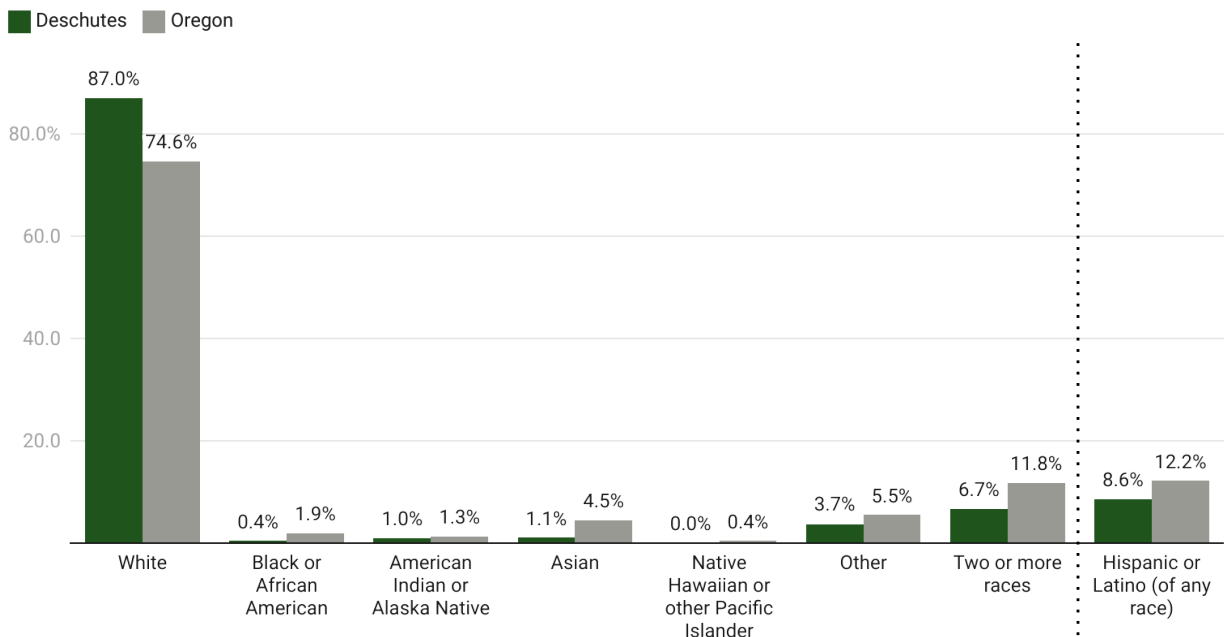
Oregon: 12.2%

Median Household Income: \$79,796

Oregon: \$71,562



Race and Ethnicity:



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

RENTING IN DESCHUTES COUNTY

Renter Occupied Units: 21,045 (25% of all occupied units)

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

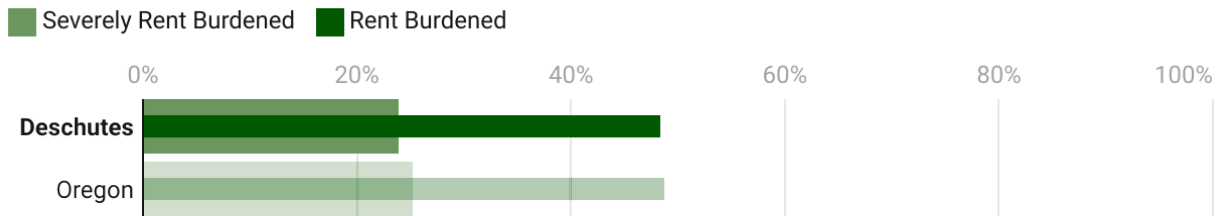
Median Rent: \$1,569

Oregon: \$1,282¹

Affordability:

48% of Deschutes renters (11,611 households) are **rent-burdened**, meaning they spend **30% or more of their income on rent**

24% of Deschutes renters (5,729 households) - 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):

1,647 people

1189 unsheltered

458 in shelter³

EVICITION COURT IN DESCHUTES COUNTY



Eviction cases in Deschutes county are processed at the Deschutes County Circuit Court in Bend.

Deschutes County Circuit Court
1100 NW Bond Street
Bend, OR 97703

EVICITION 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

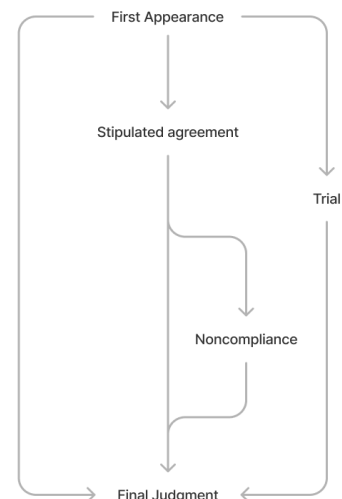
A judge issues a final judgment at the first appearance hearing. Includes *default judgments of eviction* (when a tenant misses a court appearance) and *dismissals* requested by the plaintiff.

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](#).

Eviction Filings

	2022		2023	
	Deschutes	Oregon	Deschutes	Oregon
Cases filed	420	18,812	485	22,470
Cases filed per 100 rental units	1.7	3.1	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	
	Deschutes	Oregon	Deschutes	Oregon
Nonpayment	62% (261)	75% (14,132)	75% (362)	81% (18,257)
No cause	7% (31)	3% (581)	3% (13)	2% (539)
For cause	19% (78)	15% (2,868)	13% (65)	10% (2,278)
Landlord reason	6% (25)	3% (480)	3% (15)	1% (220)
Tenant notice	1% (4)	1% (239)	1% (6)	1% (206)
Others	5% (21)	3% (512)	5% (24)	4% (970)

Eviction Cases with a First Appearance Hearing

2022

2023

	Deschutes	Oregon
Cases with a first appearance hearing	418	18,738

	Deschutes	Oregon
Cases with a first appearance hearing	485	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

2023

	Deschutes	Oregon
Landlord has a lawyer or agent	33%	54%
Tenant has a lawyer	7%	9%

	Deschutes	Oregon
Landlord has a lawyer or agent	50%	57%
Tenant has a lawyer	7%	6%

Eviction Case Outcomes

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

2022

2023

	Deschutes	Oregon
Judgment of eviction	39% (165)	36% (6,723)
Dismissed	55% (230)	61% (11,486)
Final outcome unknown	5% (23)	3% (529)

	Deschutes	Oregon
Judgment of eviction	28% (134)	27% (6,161)
Dismissed	44% (213)	55% (12,359)
Final outcome unknown	28% (138)	17% (3,916)

DESCHUTES CIRCUIT COURT PROCEDURES

EiO community researchers conducted court observation between September-December 2022. Procedural information was updated by call court staff in October 2023. Some procedures may have changed since these data collection periods.

Eviction court proceedings are held virtually

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

In both 2022 and 2023 at the Deschutes County Circuit Court, landlord/tenant proceedings were held virtually. Parties called in over the phone or through a web conferencing system called Webex. The court did not use the video option available on Webex, so tenants could not see court staff during the proceedings.

First appearance hearings are fast-paced

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 Deschutes County Circuit Court holds first appearance hearings two days a week: Mondays and Wednesdays. In both 2022 and 2023, the average first appearance docket was about 4 cases a day (about 8 cases a week). These cases were processed very quickly, giving little time for explaining the process to tenants or answering their questions. For instance, on most days during the 2022 observation period the docket was concluded in less than 20 minutes.

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.

At the Deschutes County Circuit Court in 2023, 32% of eviction cases were resolved through the negotiation of a stipulated agreement. This was a slight decrease from 2022, when 33% of eviction cases filed in Deschutes were resolved through a stipulated agreement.

In both 2022 and 2023, the Deschutes County Circuit Court provided free mediation services for tenants and landlords negotiating a stipulated agreement. At the first appearance hearing, the clerk asked both parties if they were interested in participating in mediation. If both parties consented, they were provided dial-in information for mediation. 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.

Eviction trials are rare

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.

In 2023, 11% of eviction cases filed in Deschutes County Circuit Court were scheduled for trial and 7% had a trial held. In 2022, 14% of eviction cases were scheduled for trial and 11% had a trial held.

The court offers little onsite tenant support

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, Deschutes County Circuit Court provided free mediation services for eviction cases. However, they did not offer other forms of onsite tenant support. In 2023, court staff said that they only provide information on rental assistance if asked.

ENDNOTES

1. US Census Bureau, American Communities Survey 2021
2. Housing Needs Assessment, Housing Solutions Lab at NYU Furman Center
3. 2023 Point in Time Count, Homeless Leadership Coalition
4. For an explanation of the different types of causes listed in termination notices, see <https://www.evictedinoregon.com/causes-listed-on-notice-of-termination>.
5. For the latest data on legal representation rates in eviction court, see <https://www.evictedinoregon.com/disparity-in-legal-representation>.
6. David A. Hoffman and Anton Strezhnev. 2023. "Longer Trips to Court Cause Evictions." Proceedings of the National Academy of Sciences 120 (2).
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>. <https://doi.org/10.1073/pnas.2210467120>.
8. The average amount of time tenants spent in front of the judge was calculated by dividing the average docket time by the average number of cases on the docket during the 2022 observation period. Actual time in front of the judge varies case by case.

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, Minji Cho, and Natalie Cholula. 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

Lisa K. Bates: Conceptualization, methodology, investigation, resources, data curation, writing (review and editing), visualization, supervision, project administration, funding acquisition

Alex Farrington: Conceptualization, investigation, data curation, writing (original draft), visualization, project administration

Colleen Carroll: Conceptualization, methodology, formal analysis, investigation, data curation, writing (review and editing), visualization, project administration

Azad Amir-Ghassemi: Conceptualization, methodology, formal analysis, investigation, data curation, project administration

Jacen Greene: Writing (review and editing), visualization, supervision, project administration

Minji Cho: Investigation, data curation, formal analysis

Andrew Lindstrom: Investigation, data curation, formal analysis

Marisa Zapata: Funding acquisition

REPORT CONTACT

Alex Farrington, Ph.D. afarr2@pdx.edu
Research Associate, Toulon School of Urban Studies and Planning
Portland State University

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.

Web: www.evictedinoregon.com/
Email: evicted@pdx.edu