

Evicted in Oregon

Washington County Eviction Profile

2022-2023

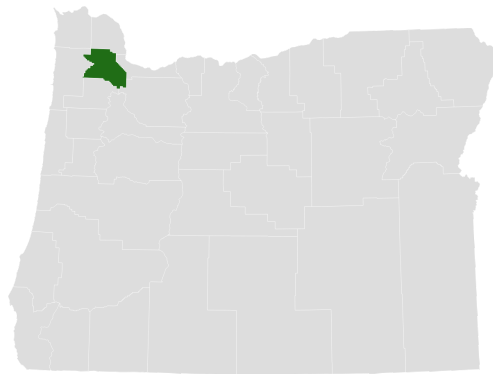


TABLE OF CONTENTS

WASHINGTON COUNTY AT A GLANCE	1
RENTING IN WASHINGTON COUNTY	2
EVICTION COURT IN WASHINGTON COUNTY	3
EVICTION COURT PROCEDURAL PATHS	3
EVICTION BY THE NUMBERS	4
TOP EVICTORS IN WASHINGTON COUNTY	6
WASHINGTON CIRCUIT COURT PROCEDURES	7
ON THE GROUND IN WASHINGTON COUNTY	9
TENANT VOICES	10
ENDNOTES	11
EVICTED IN OREGON	11

WASHINGTON COUNTY AT A GLANCE

Population: 600,372

Oregon: 4,246,155

Median Age: 38.1

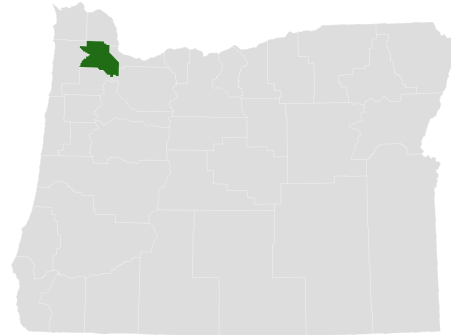
Oregon: 40.1

Poverty Rate: 8.6%

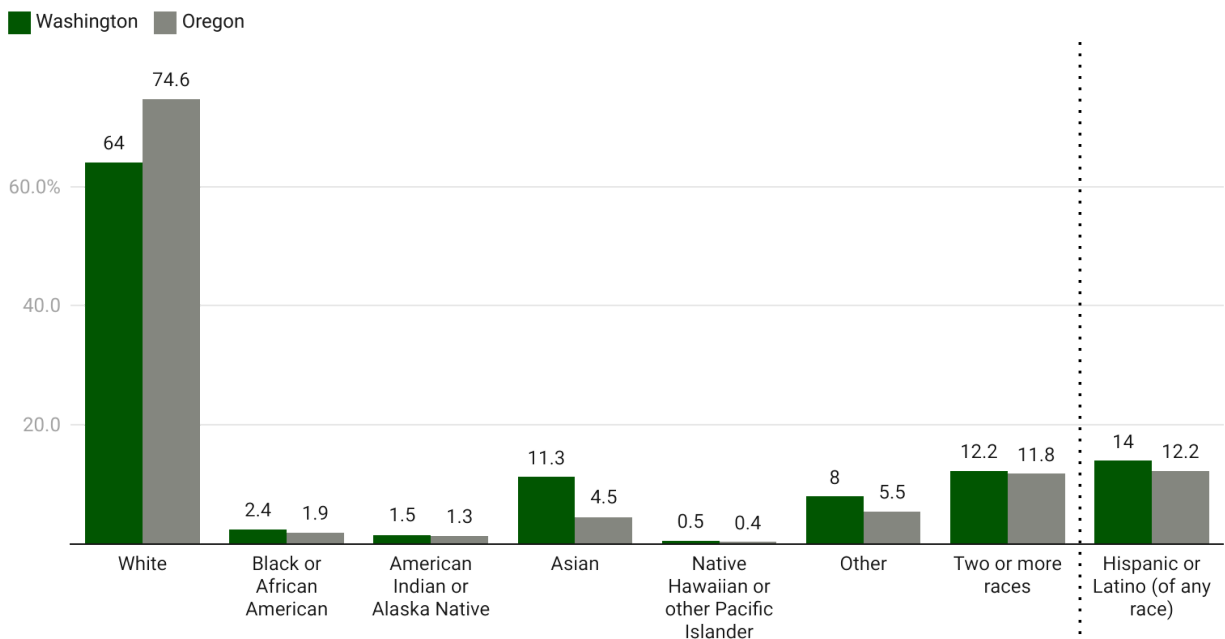
Oregon: 12.2%

Median Household Income: \$92,147

Oregon: \$71,562



Race and Ethnicity:



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

RENTING IN WASHINGTON COUNTY

Renter Occupied Units: 95,975 (41% of all occupied units)

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

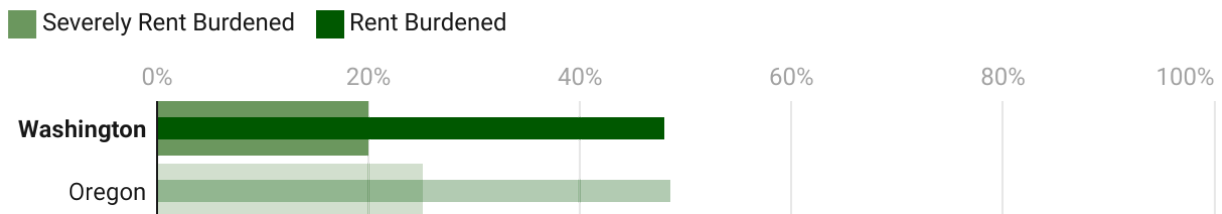
Median Rent: \$1,565

Oregon: \$1,282¹

Affordability:

48% of Washington renters (46,274 households) are **rent-burdened**, meaning they spend **30% or more of their income on rent**

20% of Washington renters (17,977 households) - almost 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):

773 people

130 unsheltered

464 in shelter

79 in transitional housing³

EVICITION COURT IN WASHINGTON COUNTY



Created with Datawrapper

In Washington County, eviction cases are processed through the Washington County Circuit Court in Hillsboro.

Washington County Circuit Court
145 NE 2nd Ave
Hillsboro, OR 97124

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

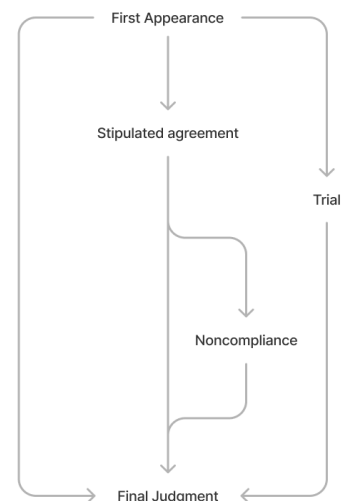
A judge issues a final judgment at the first appearance hearing. Includes *default judgments of eviction* (when a tenant misses a court appearance) and *dismissals* requested by the plaintiff.

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	
	Washington	Oregon	Washington	Oregon
Cases filed	2,689	18,812	3,556	22,470
Cases filed per 100 rental units	3.1	3.1	4.1	3.7

Causes Listed on Eviction Notice⁴

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

	2022		2023	
	Washington	Oregon	Washington	Oregon
Nonpayment	87% (2,344)	75% (14,132)	90% (3,199)	81% (18,257)
No cause	1% (36)	3% (581)	1% (42)	2% (539)
For cause	7% (198)	15% (2,868)	5% (177)	10% (2,278)
Landlord reason	1% (33)	3% (480)	0.3% (9)	1% (220)
Tenant notice	1% (29)	1% (239)	1% (26)	1% (206)
Others	2% (49)	3% (512)	3% (103)	4% (970)

Eviction Cases with a First Appearance Hearing

2022

	Washington	Oregon
Cases with a first appearance hearing	2,689	18,738

2023

	Washington	Oregon
Cases with a first appearance hearing	3,555	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

	Washington	Oregon
Landlord has a lawyer or agent	53%	54%
Tenant has a lawyer	4%	9%

2023

	Washington	Oregon
Landlord has a lawyer or agent	48%	57%
Tenant has a lawyer	3%	6%

Eviction Case Outcomes

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

2022

	Washington	Oregon
Eviction judgment	29% (784)	36% (6,723)
Dismissed	71% (1,900)	61% (11,486)
Final outcome unknown	0.2% (5)	3% (529)

2023

	Washington	Oregon
Eviction judgment	22% (773)	27% (6,161)
Dismissed	60% (2,150)	55% (12,359)
Final outcome unknown	18% (632)	17% (3,916)

TOP EVICTORS IN WASHINGTON COUNTY

We classify evictors as individuals or entities listed on circuit court filings as plaintiffs. These entities can be property management companies who oversee multiple buildings, individual buildings, corporations, or subsidized and public housing entities.

2022 Total Eviction Filings: 2,689

Evictor	Number of filings
Tandem Property Management	338
CTL Management	185
C&R Management Group	96
Prime Residential	66
Legacy Property Management	64
Cambridge Real Estate Service	55
GSL Properties	43
Avenue 5 Residential	40
Rolling Hills	40
Income Property Management	39

2023 Total Eviction Filings: 3,556

Evictor	Number of filings
Tandem Property Management	293
CTL Management	104
Prime Residential	89
Avenue 5 Residential	74
C&R Management Group	72
Cushman and Wakefield	64
Cambridge Real Estate Service	59
Income Property Management	58
Princeton Property Management	55
Legacy Property Management	52

WASHINGTON CIRCUIT COURT PROCEDURES

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.

Eviction court is held 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

In both 2022 and 2023, all landlord/tenant court proceedings were held in-person at the Washington County Circuit Court. This means that tenants had to take time out of their day not only for their hearing, but also for travel to the courthouse.

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 Washington County Circuit Court holds first appearance hearings once a week on Mondays. First appearance dockets are packed with cases. In 2023, the average first appearance docket was about 56 cases. This is an increase from 2022, when the average docket was about 44 cases. The court moves very quickly through its procedures, leaving little time for explaining the process to tenants or answering tenant questions. For instance, during the 2022 observation period, first appearance dockets in the Washington County Circuit Court lasted an average of 112 minutes.

Tenants are advised to enter 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 first appearance hearings in the Washington County Circuit Court, landlords and tenants are advised to negotiate stipulated agreements in the hallways outside the courtroom. After negotiating, parties return to the courtroom and inform the judge if an agreement has been reached or if the case needs to be set for trial.

In 2023, 35% of eviction cases at the Washington County Circuit Court were resolved through the negotiation of a stipulated agreement. This is a decrease from 2022, when 41% of eviction cases were resolved through a stipulated agreement. In 2023, the court provided onsite mediation for parties without legal representation to negotiate stipulated agreements. This was a major change from 2022, when there was no onsite mediation available at the court.

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.

At the Washington County Circuit Court, it is rare for an eviction case to make it to trial. In 2023, 13% of eviction cases were scheduled for trial and only 6% had a trial held. In 2022, 9% of eviction cases were scheduled for trial and 7% had a trial held.

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. Onsite support also varies over time at individual courthouses.

In 2023, the Washington County Circuit Court provided onsite mediation during first appearance hearings. This is a change from 2022, when mediation was not provided onsite at the court. However, in 2022 the court did mail a notice to parties informing them that voluntary mediation is available through the City of Beaverton Center for Mediation and Dialogue.

The court often had a translator onsite for first appearance hearings in both 2022 and 2023. Tenants could request translation services before their hearing to make sure a translator was onsite. During the 2022 observation period, Spanish language translation was frequently requested at first appearance hearings.

In both 2022 and 2023, representatives from Community Action were regularly onsite in the courtroom. They helped tenants navigate the court process, helped tenants apply for rental assistance on the spot, and occasionally provided Spanish translation for tenants.

ON THE GROUND IN WASHINGTON COUNTY

Washington County has a wide range of resources for tenants facing eviction. While far from an exhaustive list, this section highlights some of the recent eviction prevention and defense efforts in the county.

Eviction Defense Project

The Eviction Defense Project is a legal assistance program for tenants facing eviction in Oregon. It was launched by the Oregon Law Center in 2021. However, multiple legal service providers participate in the program.

- **Oregon Law Center** provides free legal defense to tenants facing eviction through the Eviction Defense Project. They also provide Unite Oregon organizers (described below) with information to help with their outreach efforts.
- **Legal Aid Services of Oregon** provides free legal defense to tenants facing eviction through the Eviction Defense Project.

Additional Tenant Resources

- **Washington County's Community Action Agency** often has staff onsite at the Washington County Circuit Court to inform tenants of their rights and provide emergency rental assistance.
- **Unite Oregon – Washington County** is a social justice organization whose tenant organizing team provides much-needed, in-person outreach for tenants facing eviction. They visit the homes of tenants who do not have email or phone numbers listed in their case information and connect them to emergency rental assistance and other services. To reach these tenants, Unite Oregon organizers have knocked on hundreds of doors in the past few years.
- **Beaverton Center for Community Mediation and Dialogue** provides free mediation to tenants and landlords in Washington County. It is a part of the Eviction Mediation Demonstration Program, a state-funded mediation pilot program for tenants and landlords.

TENANT VOICES

A full understanding of evictions is impossible without talking directly to the people who experience them. Our team conducted two focus groups with Latine immigrants and farmworkers in Washington County in order to learn about their experiences with eviction.

Impacts on Mental and Physical Health

Evictions take a serious toll on tenants' brains and bodies. Many of the tenants we talked with reported that they suffered adverse mental and physical health impacts associated with their eviction.

"For us, how do we respond? Well... it gives us fear. We feel so stressed, knowing that the notice of eviction already came to us, what are we going to do, and where? You think about your children... a [lot] of things go through your mind. (Latine immigrant and farmworker group, 2023)

"Look, the stress can produce sickness, it brings you anguish. We have people to live for, we have small children, we have to go on for them." (Latine immigrant and farmworker group, 2023)

"And you are trying to assemble the money, and you are between the food, the lights, and this and the other. You don't know what to do. In my case, owing to the stress, I have a headache, the migraine doesn't end for a good while." (Latine immigrant and farmworker group, 2023)

"I fell into a state of depression, something like when you are depressed you don't know what to do, everything closes in." (Latine immigrant and farmworker group, 2023)

Advice to Others Facing Eviction

In our focus groups, we asked tenants what advice they would give others facing an eviction. Tenants emphasized the importance of not feeling intimidated and seeking out help.

"I think to tell them that they are not alone, that we have rights as immigrants and not to be intimidated by the owners. Don't have fear. We do have people to go to. Who support us." (Latine immigrant and farmworker group, 2023)

"That they not stress out and they see things in a different way, that they look for help, because there is help." (Latine immigrant and farmworker group, 2023)

ENDNOTES

1. US Census Bureau, American Communities Survey 2021
2. Housing Needs Assessment, Housing Solutions Lab at NYU Furman Center
3. 2023 Tri-County Point in Time Count, Homeless Research and Action Collaborative
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). <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

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

Natalie Cholula: Investigation, data curation, formal analysis

Minji Cho: Investigation, data curation, formal analysis

Andrew Lindstrom: Investigation, data curation, formal analysis

Marisa Zapata: Investigation, 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.

© 2023 Portland State University

Prepared by
Portland State University - Evicted in Oregon

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