

TOO QUICK TO EVICT

Tenants are evicted almost twice as fast in Tulsa than in Nashville, a community that's similar in size, income and housing market. Why?

Meet Jane the Renter and learn about how the two unique eviction systems can impact individuals and landlords in similar situations.

Jane in Tulsa

Rents a home

Jane saves up enough money to pay the first and last month's rent and rents a home.



Day 1

A few months later she has car trouble that costs hundreds of dollars and she's unable to pay rent.



Day 5 & 10

On the 5th of the month Jane gets a late notice, then **on the 10th of the month the landlord pays \$58 in filing fees and Jane gets an eviction notice with a minimum of 3 days' notice.**



Day 15

Eviction Court is scheduled for the 15th. The landlord doesn't have to be present for the case, however if Jane isn't present the Judge can file a default judgment (automatic eviction).

Very little opportunity for Jane to regain footing.



Tulsa has the 11th highest eviction rate in the country, but are our renters worse than most major cities?

Data show slight policy adjustments like filing times, filing fees and landlord representation can have a positive impact.



Jane in Nashville

Rents a home

Jane saves up enough money to pay the first and last month's rent and rents a home.



Day 1

A few months later Jane get sick and misses multiple days at work and she is unable to pay rent.



Day 5

On the 5th of the month Jane gets a 14-day notice to pay or quit, which gives her a chance to work more hours and catch up on rent.



Day 19

If Jane stays in the home, the landlord can proceed with eviction. **On the 19th of the month the landlord pays \$127.75 in filing fees and the eviction notice is served by the Sheriff with a minimum of 6 days' notice.**



Day 26

Within the six-day notice time, both Jane and the landlord can request a 15-day postponement of the Eviction Court Date.



Day 31

Ultimately, **court is scheduled around 4-to-8 weeks after a late payment and the landlord has to provide a strong case with evidence against Jane.** If Jane isn't present the Judge can file a default judgment (automatic eviction).



Although Nashville has a similar population and median household income as Tulsa, it's eviction rate is approximately half that of Tulsa: **3.42%** compared with **6.95%** (source: evictionlab.org).

Both cities' eviction rates are above the national average, but Nashville policies keep eviction rates lower than Tulsa even though they have a slightly higher poverty rate, percentage of renter homes, median gross rent and rent burden than Tulsa.

Data show slight policy changes can help reduce eviction and homelessness, while strengthening the rental market in Tulsa for landlords and residents.

Data collected and analyzed by Tulsa's Eviction Data working group. Learn more at housingolutionstulsa.org.