



Evictions in Marion County- What You Need to Know

If your landlord gave you a notice to move and you didn't leave by the deadline, they can file an eviction case.

You will receive a document called a **SUMMONS**, which includes your **court date**. It is very important that you go to this hearing, even if you have moved.

At the first court hearing, you can:

- Ask the court to dismiss the case (For example, if the landlord doesn't show or you have paid what you owed.)
- Make an agreement with the landlord
- Ask for a trial if you disagree and want to contest the eviction

Mediation

The court offers **free mediation** for eviction cases. A mediator helps you and your landlord talk and try to reach an agreement. They do **not** make decisions or force you to agree. Many people find this option easier and less stressful than going to trial.

You might agree to:

- Move out by a later date
- Pay rent owed on a payment plan
- Take another step that avoids trial

If you follow the agreement: The eviction case may be dismissed and may be eligible to be sealed from the record within 1 year.

If you don't follow the agreement: Your landlord can return to court and file a document telling how you didn't follow the agreement. The court may sign a legal document, called a "*Notice of Restitution*", giving you **4 days** to move. If you still don't move out, the landlord can get a "*Writ of Execution*", and the sheriff will remove you from the property.



Trial

To fight your eviction, you must file a form called an **ANSWER** by 5pm on the day of the first hearing.

You must also have a legal defense, meaning a legal reason the eviction shouldn't happen.

You can find common defenses at: <https://oregonlawhelp.org> and search "Eviction Defense"

If You Miss the Hearing:

- Your landlord will likely win the case.
- You may have to pay the landlord's court costs.
- The eviction will appear on your rental record.

You can file a Motion to Set Aside the judgment, but you must:

- Explain clearly why you missed the hearing.
- Deliver a copy of the motion to your landlord
 - Sign a declaration the landlord received a copy and file in court

Eviction Timeline Simplified

