



Tenant Hotline

Phone: 612-728-5767

Online: [homelinemn.org/email](https://www.homelinemn.org/email)

Eviction Statistics

July 17, 2024 — 1:30-3:00pm

HOME Line Housing Attorney, Andrea Palumbo

HOME Line Eviction Data Assistant, Ozie Nieves Rubio

What is HOME Line?

- HOME Line is a statewide nonprofit organization providing free legal, educational, and advocacy services to Minnesota renters. We have advised over 315,000 renters since 1992.
- Our primary program is a free and confidential legal hotline any Minnesota renter can contact us to receive legal advice specific to their situation, in 4 languages.
- HOME Line has a staff of 24, including attorneys, tenant advocates, and tenant organizers. We also rely on volunteers and interns.



What is HOME Line?

HOME Line Tenant Hotline:

612-728-5767

Toll-free: 866-866-3546

- Para Español, llame al 612-255-8870
- Af- Soomaali wac 612-255-8860
- Hais lus Hmoob, Hu 612-255-7104
- Online: homelinemn.org/email



Upcoming Webinars

August 21st

What to Do with a Less than Perfect Background

Register [Here!](#)

September 18th

Going to Conciliation Court

Register [Here!](#)

Housekeeping

- This session is being recorded and will be available on HOME Line's website in a few days
- Please ask questions through the Q&A function located at the bottom of the Zoom window
- CLE credits will be applied for after this session



Eviction Laws

Chapter 504B

- Chapter for residential landlord/tenant law
- Covers leasing, rent, obligations, covenants, tenants' rights, rent escrow actions, emergency tenant remedy actions, evictions
- NOT eviction expungements - § 484.014



Minn. Stat. 504B.321

- 504B first introduced in 1999
- 504B.321 covers evictions - revised in 2007 -technical revision
- Essentially unchanged until 2023



2023 Legislative Section

- Most substantial change in Minnesota tenant/landlord law in a single session of the Legislature in the 165-year history of the state.
- Major revisions to 504B.321



Written notice prior to filing 504B.321 Subd. 1a & 1b

- New requirement for filing
- Must be in writing and mailed first class mail or personally delivered
- Constitutes emergency for purposes of applying for assistance



Notice Requirements

504B.321 Subd. 1a(a)

- Total amount owed and specific breakdown of rent, utilities, fees, other charges
- Name and address of person authorized to receive payment
- Statutory language



Required Language in Notice

504B.321 Subd. 1a(a)(4)

You have the right to seek legal help. If you can't afford a lawyer, free legal help may be available. Contact Legal Aid or visit www.LawHelpMN.org to know your rights and find your local Legal Aid office.



Required Language in Notice

504B.321 Subd. 1a(a)(5)

To apply for financial help, contact your local county or Tribal social services office, apply online at MNBenefits.mn.gov or call the United Way toll-free information line by dialing 2-1-1 or 800-543-7709.



Required Language in Notice

504B.321 Subd. 1a(a)(6)

Your landlord can file an eviction case if you do not pay the total amount due or move out within 14 days from the date of this notice. Some local governments may have an eviction notice period longer than 14 days.



Contents of complaint

504B.321 Subd. 3

- Current lease attached for all actions
- Detailed, itemized accounting of what's owed
- Specific clause of lease for breach allegations
- Notice whether tenancy is affected by federal or state housing program and the agency administering the program



Contents of complaint

504B.321 Subd. 3

- Copy of Notice to vacate or quit if alleging holding over
- Nature of illegal conduct and dates on which conduct took place - could be affected by cannabis legislation
- Cites to specific clause of lease for breach allegations



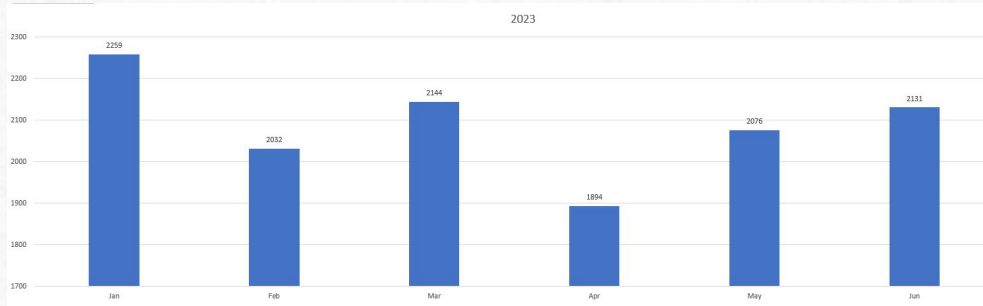
Eviction Filing Data

HOME Line Eviction Data Assistant, Ozie Nieves Rubio

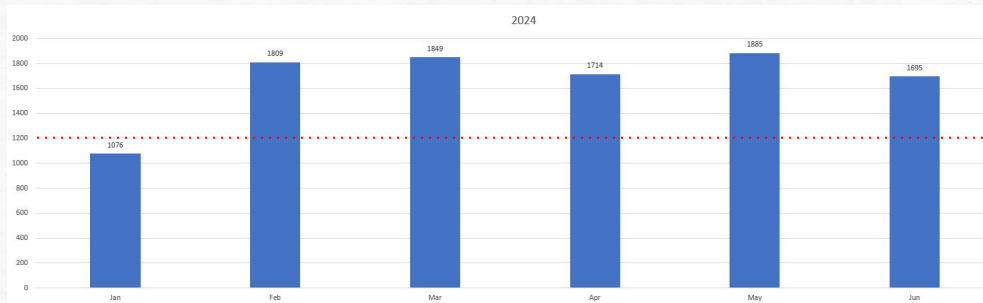




23' and 24' Monthly Totals



+ Jan	2259
+ Feb	2032
+ Mar	2144
+ Apr	1894
+ May	2076
+ Jun	2131
Grand Total	12536

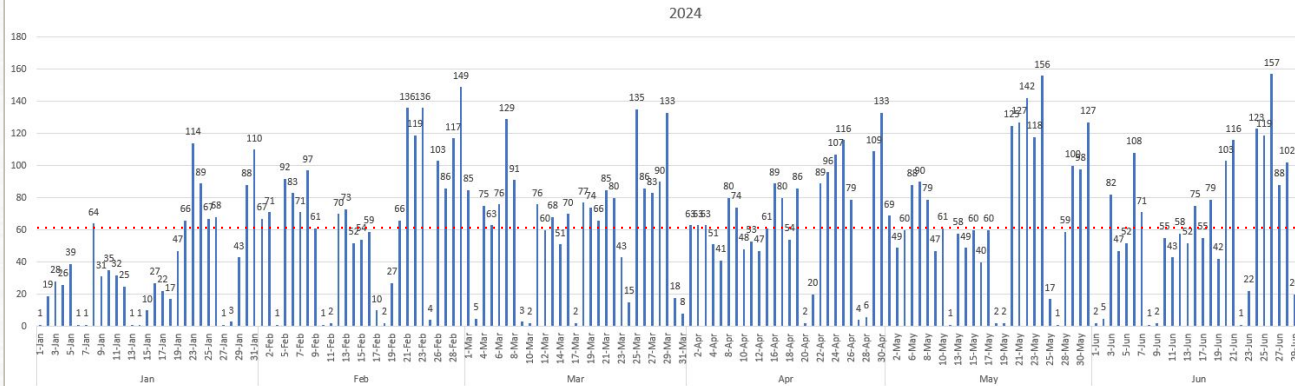
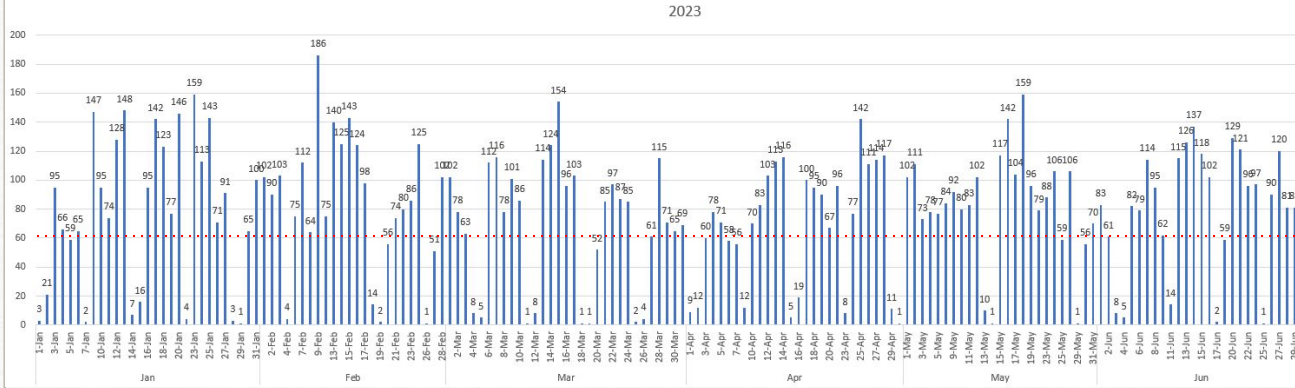


+ Jan	1076
+ Feb	1809
+ Mar	1849
+ Apr	1714
+ May	1885
+ Jun	1695
Grand Total	10028

- 1st half of 23' AVG: 2,089. Total filings by end of year: 25,097
- 1st half of 24' AVG: 1,671. **20% decrease from last year*** and up 34% from the pre-COVID AVG
- This year is similar to 22' which had 10,091 in its 1st half
- 1st half totals for 18' and 19' (pre-pandemic) were 7,483 and 7,565 (year end totals were around 15,000)

*Excluding Jan the AVG is 1,790, a 14% decrease from the 2023 AVG

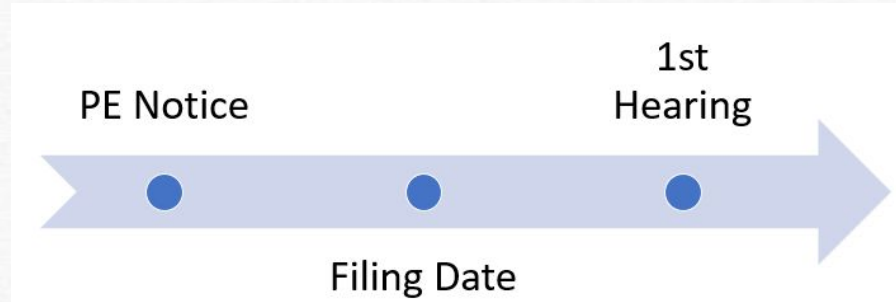
23' and 24' Daily Totals



- Filing patterns in 23' are characterized by a mid month peak around the 12th - 15th, “wave” pattern
- Filing patterns in 24' are characterized by a peak in the last week of the month, Likely due to the **new 14 day pre eviction notice**



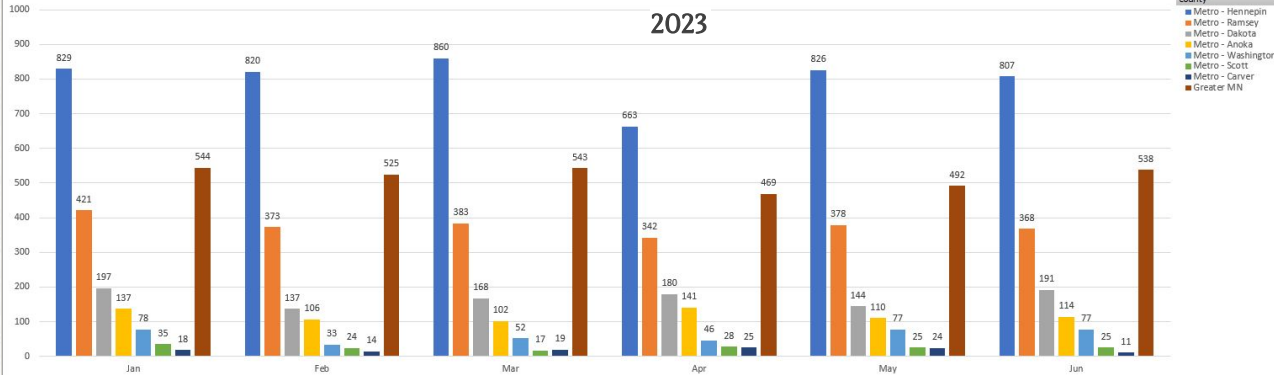
14 Day Pre Eviction Notice



- AVG of 26 days when landlords file after PE notice

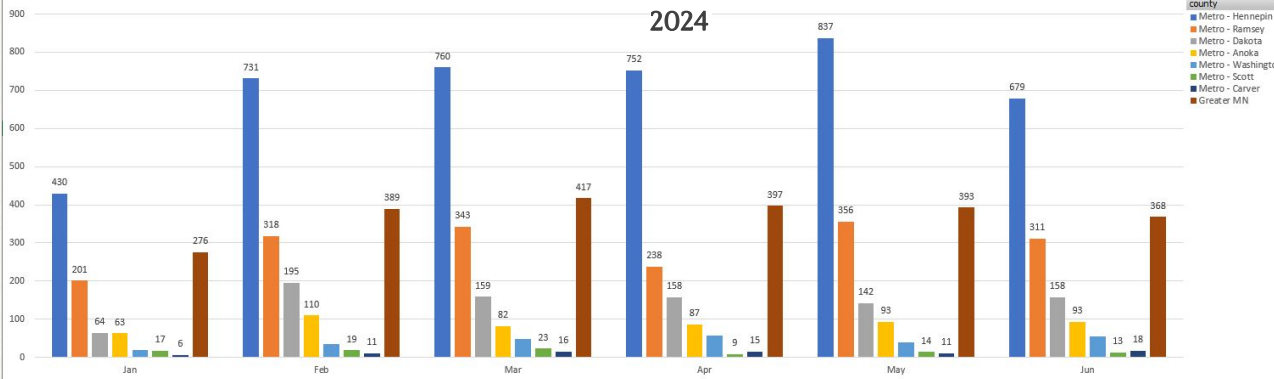


Counties Overview



county	Metro							Metro Total	Greater MN	Grand Total
Row Labels	Hennepin	Ramsey	Dakota	Anoka	Washington	Scott	Carver			
Jan	829	421	197	137	78	35	18	1715	544	2259
Feb	820	373	137	106	33	24	14	1507	525	2032
Mar	860	383	168	102	52	17	19	1601	543	2144
Apr	663	342	180	141	46	28	25	1425	469	1894
May	826	378	144	110	77	25	24	1584	492	2076
Jun	807	368	191	114	77	25	11	1593	538	2131
Grand Total	4805	2265	1017	710	363	154	111	9425	3111	12536

- General decrease across all counties (including greater MN)
- Noticeable dip in filings during April for both years
- 17% decrease in total filings in the Metro †

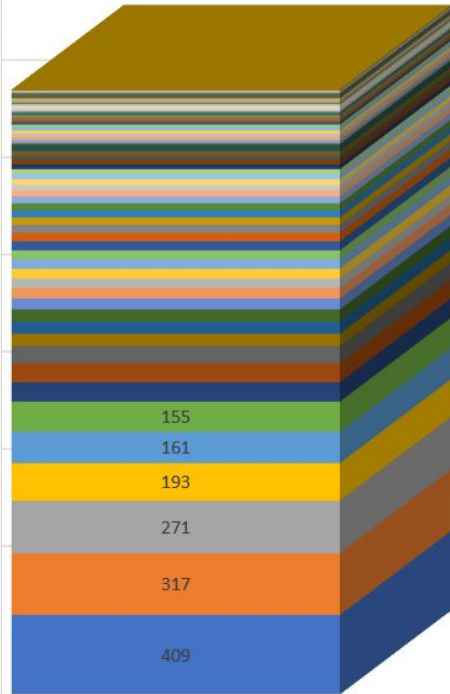


county	Metro							Metro Total	Greater MN	Grand Total
Row Labels	Hennepin	Ramsey	Dakota	Anoka	Washington	Scott	Carver			
Jan	430	201	64	63	17	17	6	800	276	1076
Feb	731	318	195	110	36	19	11	1420	389	1809
Mar	760	343	159	82	49	23	16	1432	417	1849
Apr	752	238	158	87	58	9	15	1317	397	1714
May	837	356	142	93	39	14	11	1492	393	1885
Jun	679	311	158	93	55	13	18	1327	368	1695
Grand Total	4189	1767	876	528	256	95	77	7788	2240	10028

† -13% in Hennepin, -22% in Ramsey, -14% in Dakota, -26% in Anoka, -29% in Washington, -38% in Scott, -31% in Carver



2023



YellowMedicine	1
Rock	1
Kittson	1
Watsonwan	2
Marshall	2
LacquiParle	2
Lincoln	2
Cook	3
Pipestone	3
BigStone	3
Pope	3
Murray	3
Grant	3
Lake	4
Stevens	4
Nobles	4
Fillmore	5
Aitkin	5
Clearwater	6
Roseau	6
Redwood	6
Cottonwood	6
Faribault	6
Jackson	6
Mahnomen	7
Wilkin	7
Renville	7
Meeker	7
Swift	8
Houston	10
Wadena	11
Todd	11
Woochiching	12
Hubbard	13
Chippewa	15
Dodge	15
Waseca	16
Cass	17
Pine	18
Brown	18
Wabasha	19
Sibley	19
Kanabec	21
LaSueur	23
Morrison	24
Carlton	24
MilleLacs	26
Pennington	27
Freeborn	27
Polk	28
Becker	33
Douglas	35
Beltzami	36
Lyon	37
Martin	37
Mower	42
Nicollet	43
Isanti	47
OtterTail	47
McLeod	48
Winona	49
Itasca	49
Chisago	54
Goodhue	57
Steele	62
Rice	63
Kandiyohi	64
CrowWing	88
Benton	97
Sharburne	100
BlueEarth	155
Wright	161
Clay	193
Stearns	271
SaintLouis	317
Olmsted	409
Grand Total	3111

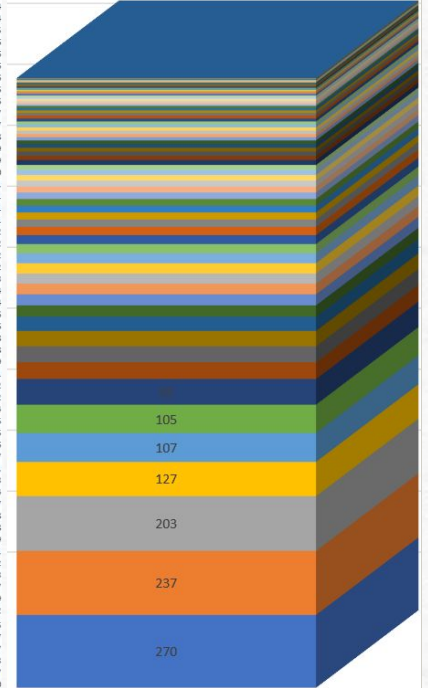
Greater MN

- In 2024, GMN made up 22% of all cases
- 27% decrease in GMN filings from last year †

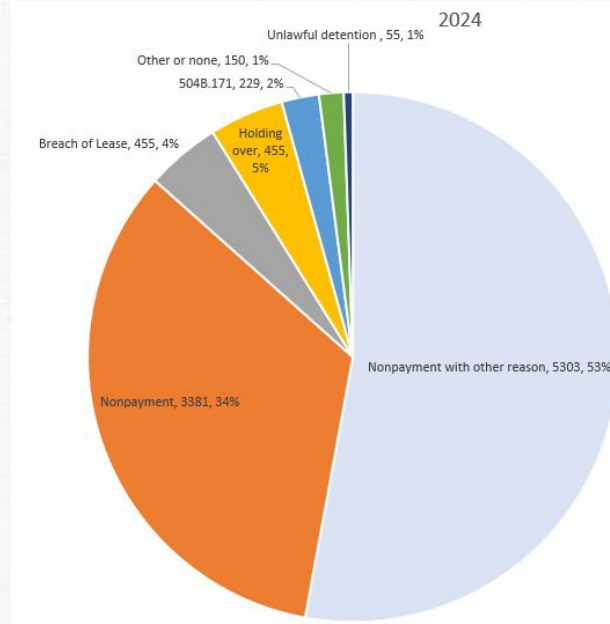
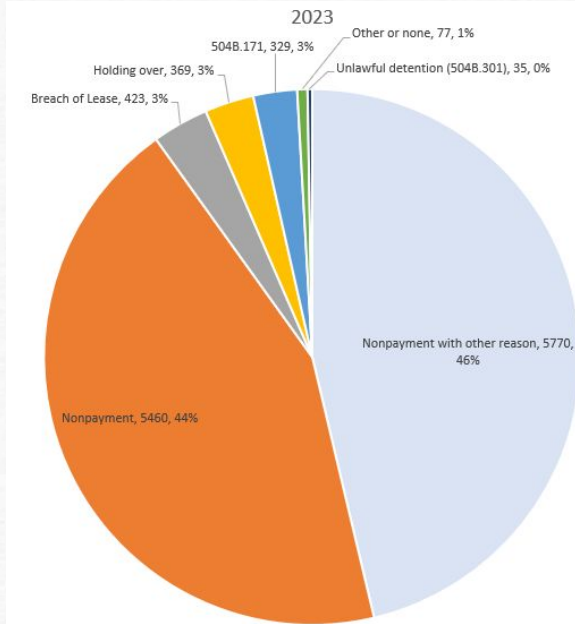
† -34% in Olmsted, -25% in Saint Louis, -25% in Stearns

Marshall	1
Lincoln	1
Yellow Medicine	1
Rock	1
Wilkin	2
Cook	2
Big Stone	2
Lake	2
Traverse	2
Murray	2
Kittson	2
Pope	2
Fillmore	3
Woochiching	3
Red Lake	3
Jackson	3
Nobles	4
Cottonwood	4
Stevens	4
Lac Qui Parle	4
Swift	5
Pipestone	6
Faribault	6
Redwood	6
Grant	6
Watsonwan	6
Houston	6
Clearwater	7
Renville	7
Hubbard	7
Sibley	9
Wabasha	9
LaSueur	10
Aitkin	10
Meeker	11
Todd	11
Morrison	11
Cass	12
Lyon	12
Chippewa	12
Brown	12
Dodge	13
Wadena	14
Roseau	14
MilleLacs	16
McLeod	16
Martin	18
Waseca	18
Pine	19
Pennington	21
Carlton	22
Kanabec	22
Polk	24
Itasca	25
Nicollet	25
Freeborn	26
Beltzami	27
Mower	31
Steele	33
Douglas	34
Goodhue	37
Rice	38
Chisago	38
Isanti	39
Becker	41
Otter Tail	42
Winona	53
Kandiyohi	57
Benton	59
Crow Wing	62
Blue Earth	105
Wright	107
Clay	127
Stearns	203
Saint Louis	237
Olmsted	270
Grand Total	2259

2024



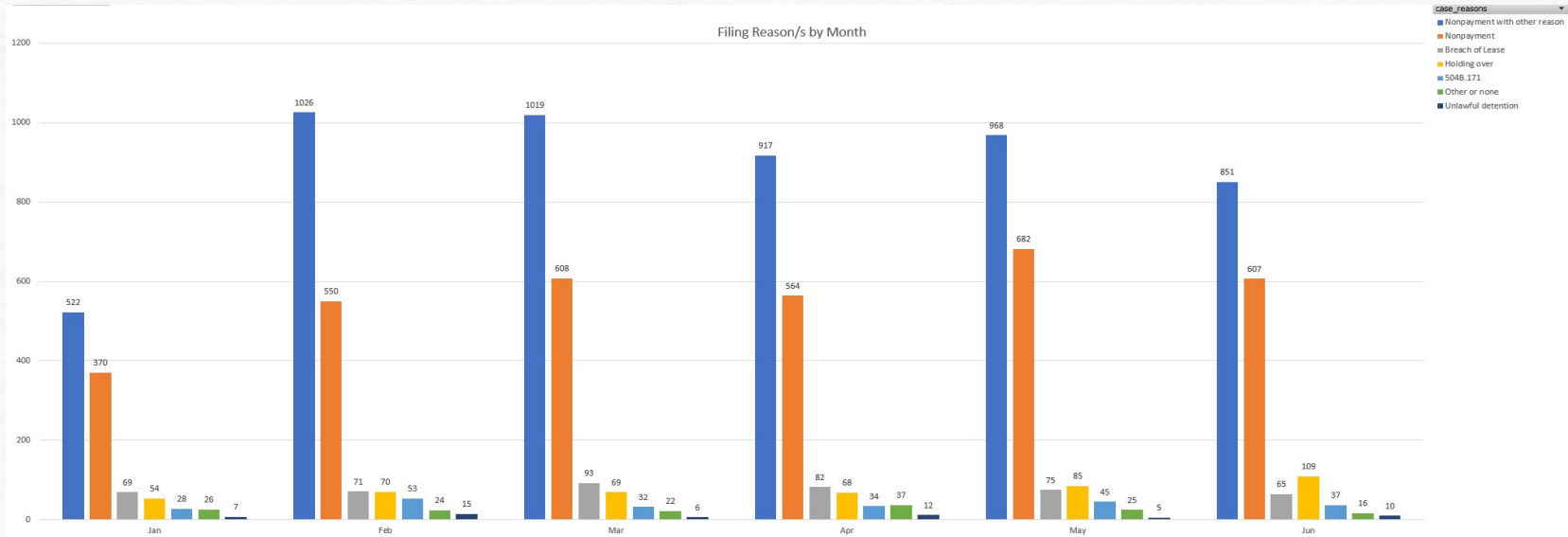
Filing Reasons: 23' and 24'



- NP and NP with other reason made up for 90% and 87% of cases respectively*
- 23% increase in hold over cases. 30% decrease in 504B.171 cases

*No changes in percentage when excluding January for 2024

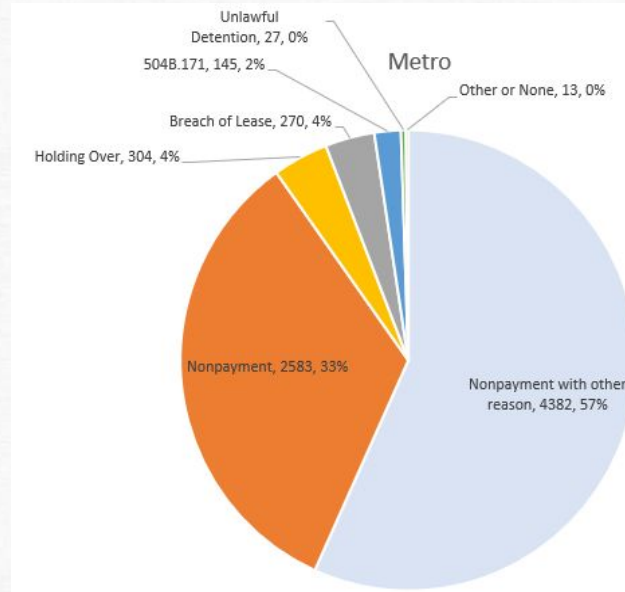
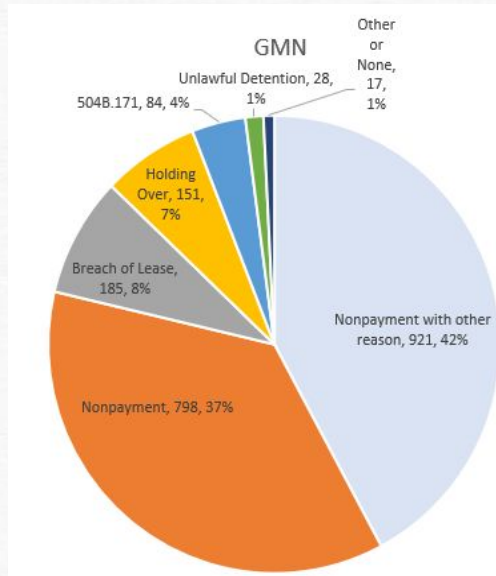
Filing Reasons in 2024



Row Labels	Nonpayment with other reason	Nonpayment	Breach of Lease	Holding over	504B.171	Other or none	Unlawful detention	Grand Total
Jan	522	370	69	54	28	26	7	1076
Feb	1026	550	71	70	53	24	15	1809
Mar	1019	608	93	69	32	22	6	1849
Apr	917	564	82	68	34	37	12	1714
May	968	682	75	85	45	25	5	1885
Jun	851	607	65	109	37	16	10	1695
Grand Total	5303	3381	455	455	229	150	55	10028

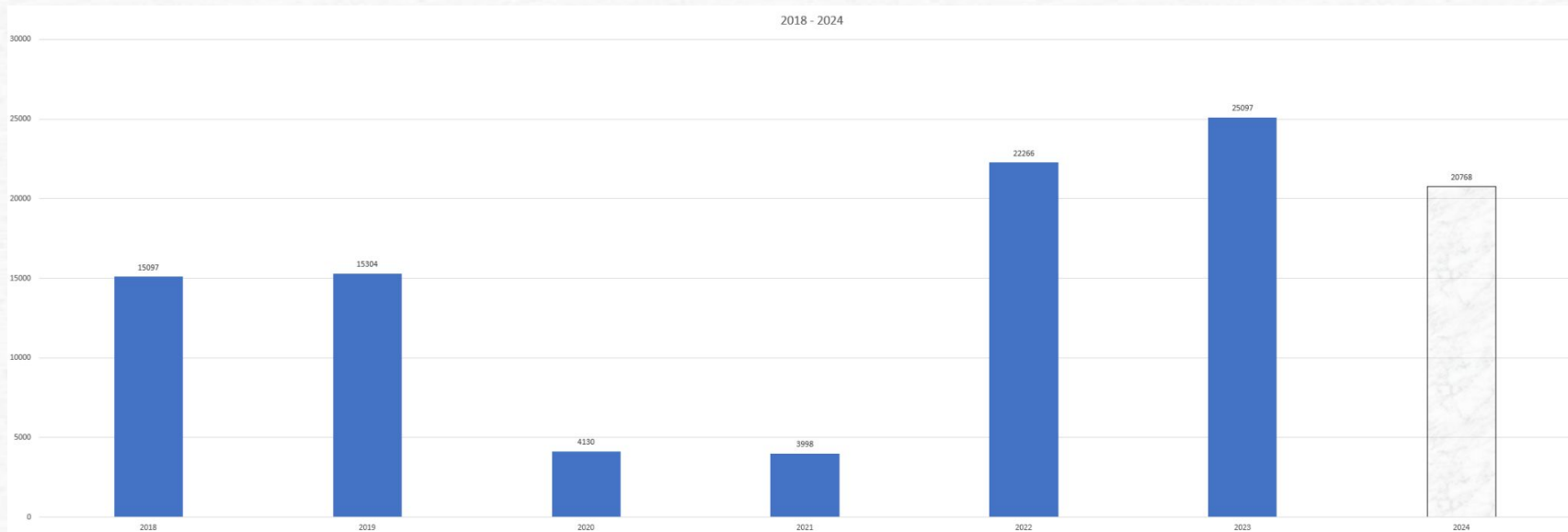
- Following January, NP and NP with other reason both went up nearly 75% (+97% for just NP with other reason)
- Increase in hold over cases. All other reasons have remained within the same range throughout the year

Filing Reasons: GMN and Metro















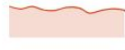




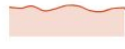

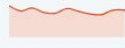
- NP and NP with other reason makes up for 79% of cases in greater MN and 90% in the metro
- Breach of lease and hold overs in GMN make up a larger percentage of cases

Projections for the rest of 2024



- Assuming 1,790 filings per month (24' AVG excluding Jan) for the rest of the year, there will be an estimated 20,768 filings by the end of the year (38% higher than pre-COVID AVG)
- This final estimated figure is similar to the year end total for 2022: 22,266
- Trending back down towards pre-pandemic filing levels?

Eviction Lab Data

LOCATION ▾	FILING COUNTS ▾	FILING RATE ⓘ ▾	RELATIVE TO PRE-COVID AVERAGE ▾	TREND OVER THE PAST YEAR
CONNECTICUT >	20,257	4% 	+3% 	
DELAWARE >	11,680	11% 	-34% 	
INDIANA >	70,842	9% 	-3% 	
MINNESOTA >	20,893	3% 	+24% 	
MISSOURI >	33,620	4% 	-20% 	
NEW MEXICO >	14,606	6% 	-14% 	
PENNSYLVANIA >	114,786	7% 	+0% 	
RHODE ISLAND >	8,139	5% 	+5% 	
VIRGINIA >	137,651	13% 	-15% 	
WISCONSIN >	27,807	4% 	+0% 	

- Most other EL states are back to normal or below, MN is the only state that is still above in the double digits

Eviction Lab - (<https://evictionlab.org/>)



Questions?



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Thank You