



Tenant Hotline

Phone: 612-728-5767

Online: homelinemn.org/email

Annual Eviction Update

July 22, 2026 — 1:30-3:00pm

Ozie Nieves-Rubio, HOME Line's Eviction Data Assistant,
and Mike Vraa, Managing Attorney & Hotline Director

What is HOME Line?

- HOME Line is a statewide nonprofit organization providing free legal, educational, and advocacy services to Minnesota renters.
- We provide free and confidential legal advice to residential tenants through our hotline in 4 languages.
- We have advised over 365,000 renters since 1992.

Contacting the Hotline

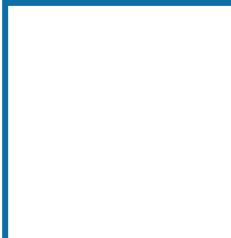
- For English, call 612-728-5767
- Para Español, llame al 612-255-8870
- Af- Soomaali wac 612-255-8860
- Hais lus Hmoob, Hu 612-255-7104
- homelinemn.org/email
- homelinemn.org/mandenos-un-e-mail

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

Upcoming Webinars

- August 26, 2026 - Leases and Dealing with Prohibit Lease Terms
- September 30, 2026 - Referee Sedillos on Tenant Filed Actions



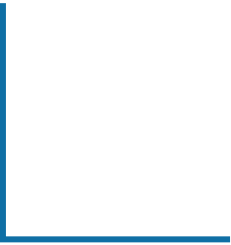
Annual Eviction Update

HOME Line





Eviction Data Updates 2026



25'/26' Midyear Overview



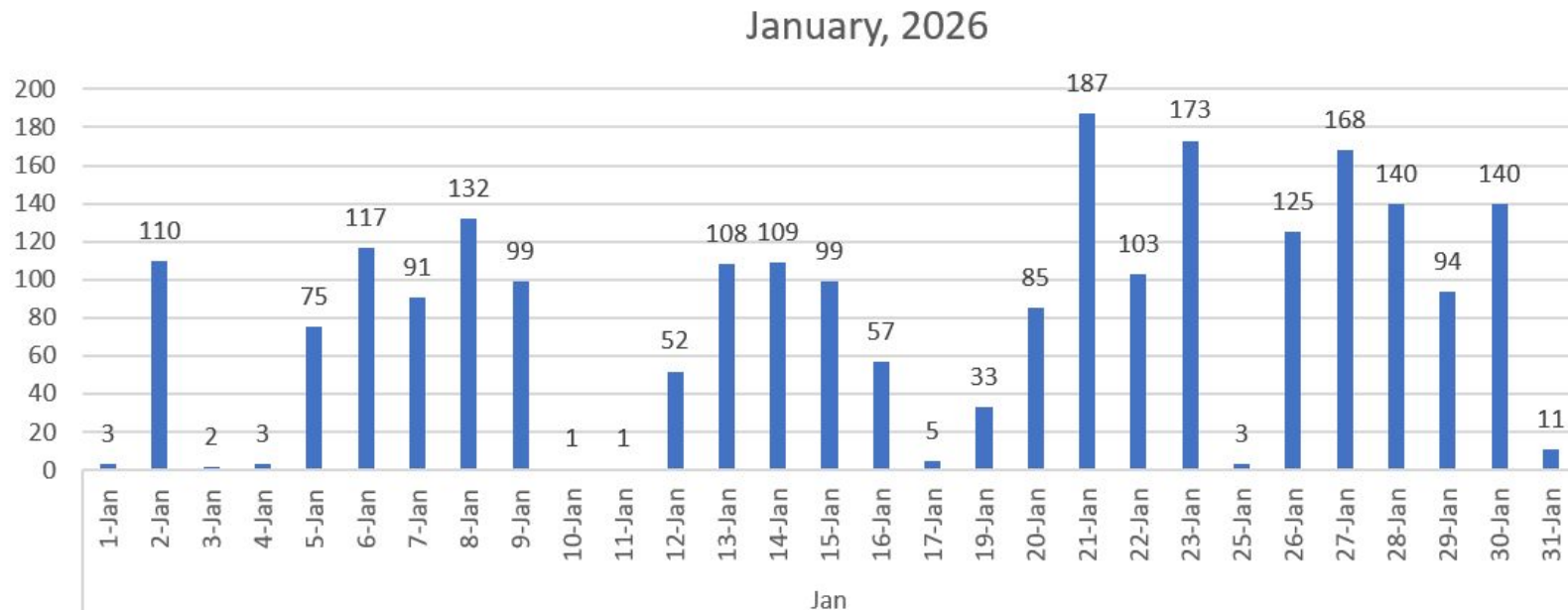
- Collect each civil case for the day prior by looking up counties
 - Cross reference with what the court posts weekly
- We tracked a total of 12,264 total residential cases this year so far
 - This total figure does NOT include commercial, foreclosure, or contract for deed cases.
- It does include rental cases that HOME Line does not send letters to like hotel cases, homecare, or other 3rd party involved situations (only about 70 of these in the first half of 2026)

25'/26' Midyear Overview



- +.6% Total increase in 1st half of this year compared to last

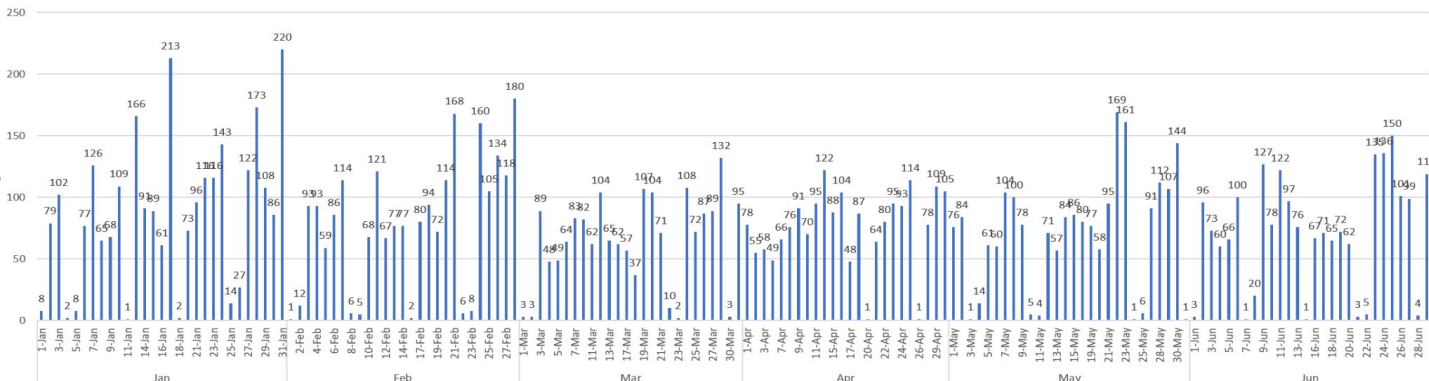
Month Filing Patterns



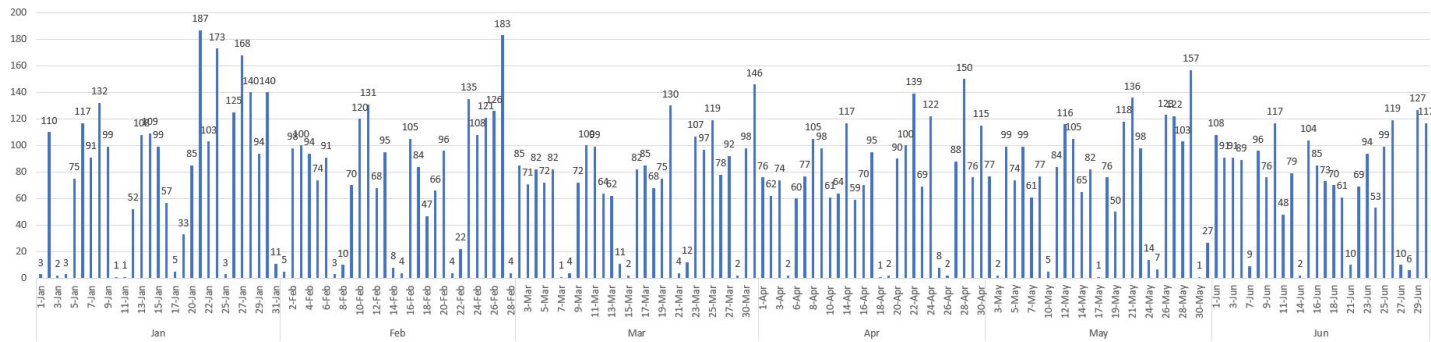
- Filings are (generally) concentrated in the final 2 weeks of the month
 - Little to no filings over the weekend

25'/26' Midyear Overview

2025



2026

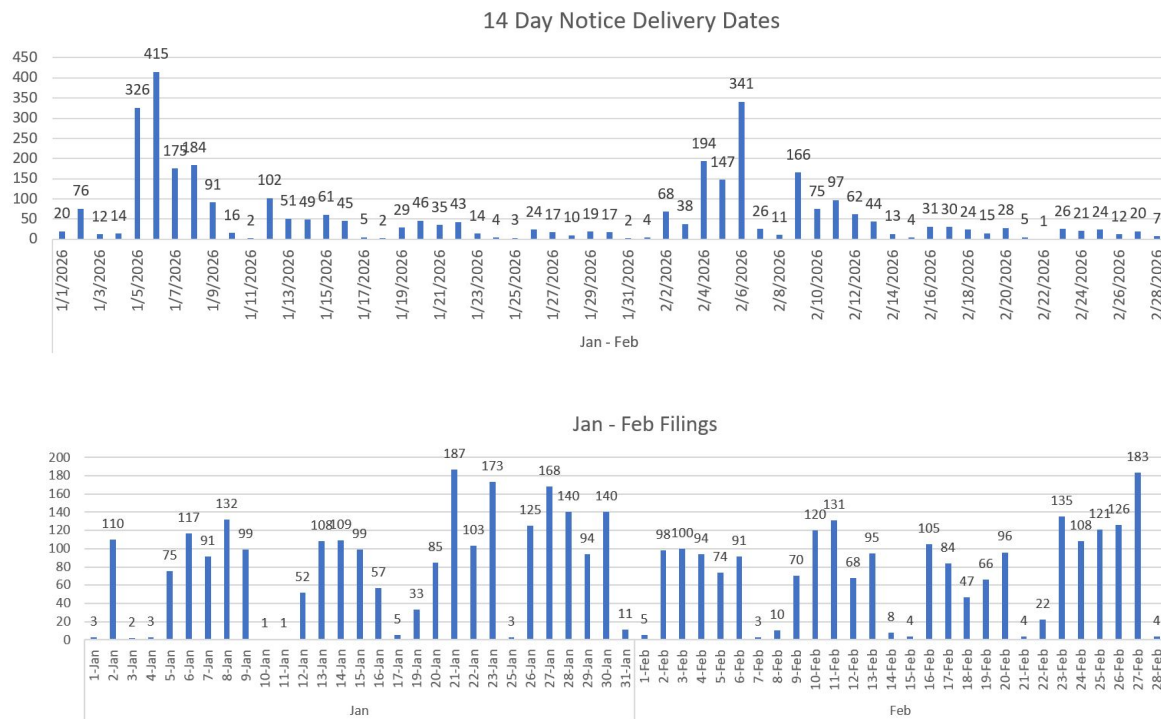


Overview by Months

 Jan		2326
 Feb	-11%	2072
 Mar	-3%	2002
 Apr	-1%	1982
 May	-0.15%	1979
 Jun	-4%	1903
Grand Total		12264

- Possible artificial deflation due to Ramsey pre eviction notice requirement

14 Day Notice



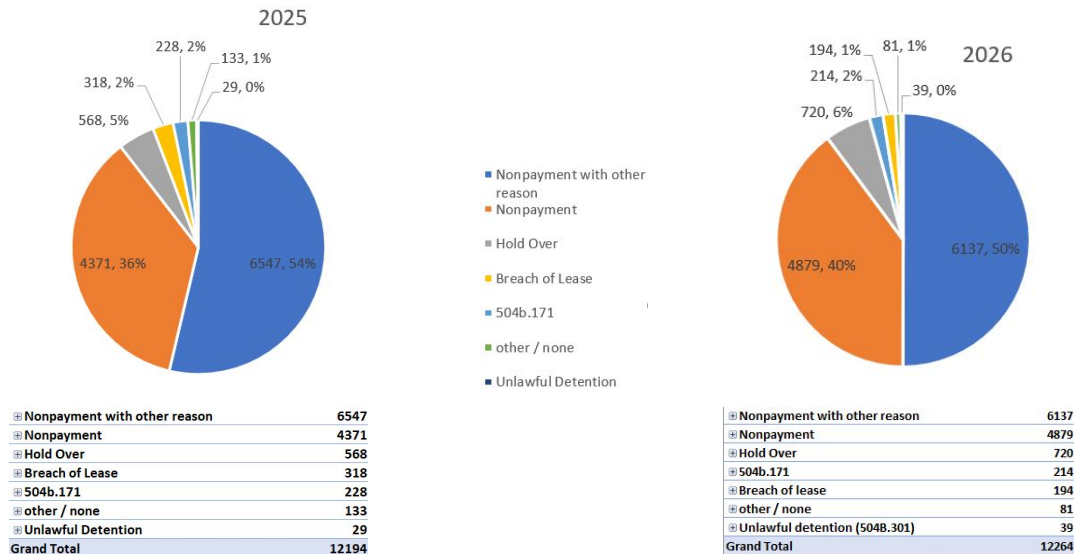
- AVG days between notice delivery date to filing date is about 37 days

Overview by Counties



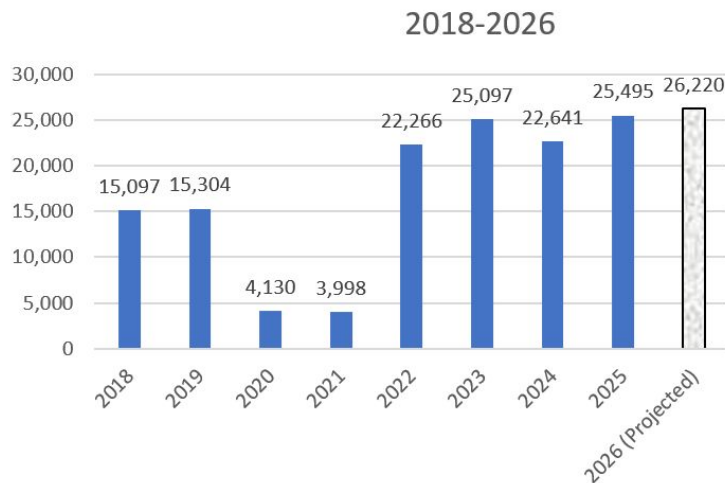
- The metro filing rate went up 1.5%
- Hennepin +4%, Ramsey -4%
- GMN filing rate went down 3%

Eviction Filings: Reasons



- NP and NP with other reason make up for 90% of all cases
 - 27% increase in Hold Overs
 - 40% decrease in Breach of Lease cases

End of Year Calculated Total



AVG Percentage change in first half vs second half over the years: +10% (2025), +25% (2024), +.2%(2023), +20% (2022)

2025

Jan	2561
Feb	2120
Mar	1688
Apr	1830
May	1987
Jun	2008
Jul	2313
Aug	2086
Sep	2441
Oct	2326
Nov	1996
Dec	2139
Grand Total	25495

2025 1st half monthly AVG: 2,032

2025 2nd half monthly AVG: 2,216
(+10%)

2026

Jan	2326
Feb	2072
Mar	2002
Apr	1982
May	1979
Jun	1903
Grand Total	12264

2026 1st half monthly AVG: 2,044

2026 2nd half monthly calculated AVG
(+13.8%): 2,326

- Taking the AVG 2nd half increase rate since 2022 (13.8%) we are expecting upwards of 26,220 filings by year's end
- This would +3% higher than last year, and +72% higher than the pre pandemic year end total AVGs (2018-2019)

Eviction Lab Data



Last updated in June

FILING COUNTS

LAST UPDATED: 06/01/2026

2,012

filings in the past month

-7% vs. baseline ⓘ

10,508

2026 YTD filings

+5% vs. baseline ⓘ

26,071

filings over the past 12 months

+7% vs. baseline ⓘ

FILING RATES OVER THE PAST 12 MONTHS

In the same search query we show 25,778 filings

4%

eviction filing rate ⓘ

1%

households threatened rate ⓘ

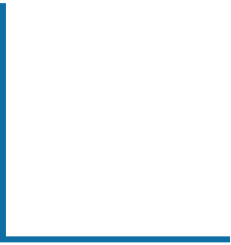
11%

serial filing rate ⓘ

¹ Eviction filing data for Minnesota were provided by the Court Services Division of the Minnesota Judicial Branch.



Legal Issues in Evictions & Theories Trying to Explain Higher Eviction Numbers



State-wide Non-payment of Rent Eviction Protections

- Landlords must give their tenants at least 14 day written warning before filing an eviction action for nonpayment against them in court.
 - Must state how much is owed including a specific accounting of total due
 - Must name person and address of person authorized to get payment
 - Info about how to find legal and financial help (strict language requirements)
 - Must be in writing and delivered first-class mail or personally delivered
 - Constitutes emergency for applying for fin. assistance
- Minn. Stat. § 504B.321, Subd. 1a

City Non-payment of Rent Eviction Protections

- Cities are allowed to enact and enforce their own stronger pre-filing notice requirements.
- Brooklyn Center, Saint Louis Park and now Minneapolis (as of 3/2025) all require 30-day written warning
- Saint Paul currently has a 60-day requirement, began mid-May, runs through 12/31 when it becomes 30 days
- Richfield and Brooklyn Park had 30-day requirements that began earlier this year but have now phased out

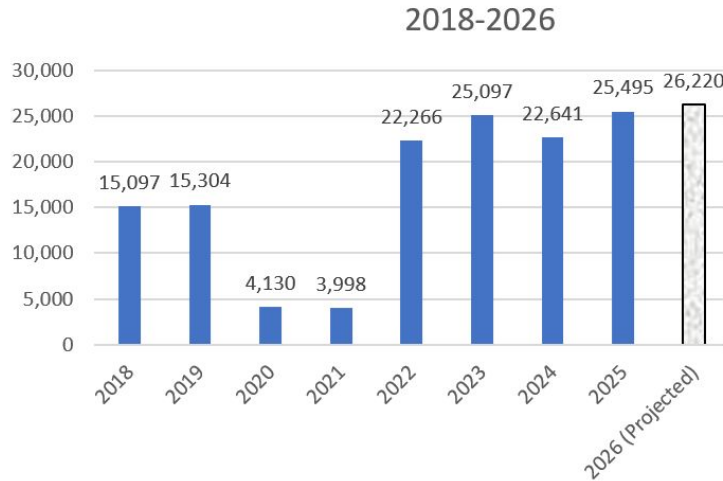
Pre-Eviction Protections

- Current lease must be attached (if there is one)
- If non-payment of rent, must have a detailed accounting of what's owed
- If alleging a breach of lease, the specific lease clause and details about breach (date, nature of conduct, right of 're-entry' clause)
- Mention whether any state or federal subsidy is involved
- Copy of Notice to Vacate (if applicable)
- Minn. Stat. § 504B.321, Subd. 3

Eviction are historically high compared to pre-COVID

- In 2018 and 2019, MN averaged 15,200 residential evictions filed per year
- Averaged 23,334 from 2022-2024 (54% increase over 15,200)
- 25,495 evictions filed in 2025—likely highest ever in MN; 68% increase over 2018, 2019
- On pace for a higher number of evictions in 2026

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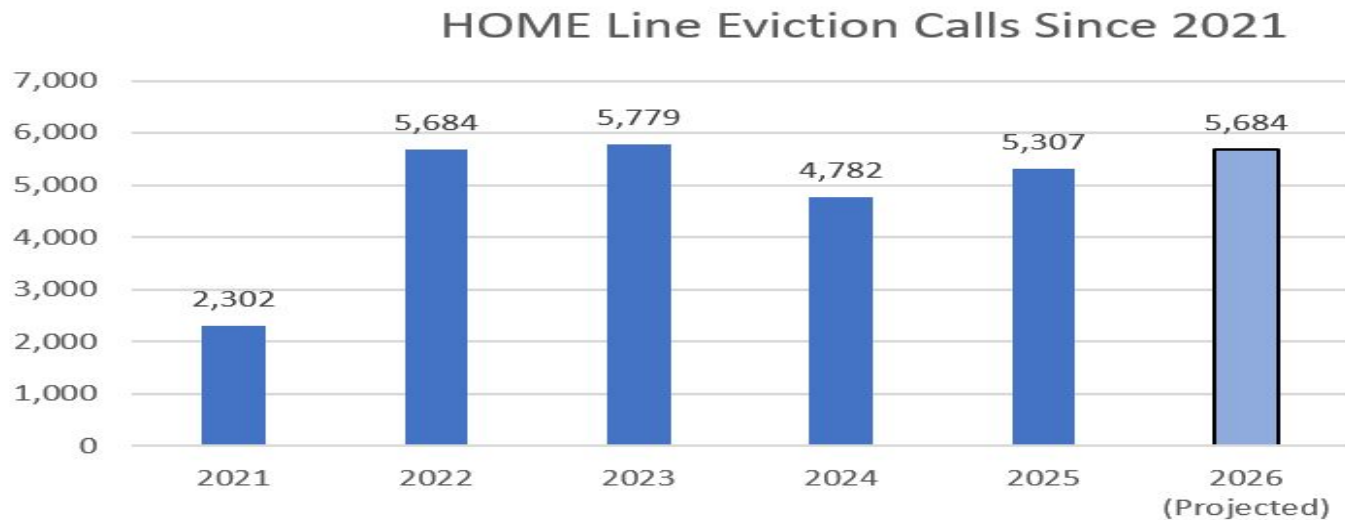
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Why are eviction numbers so high now?

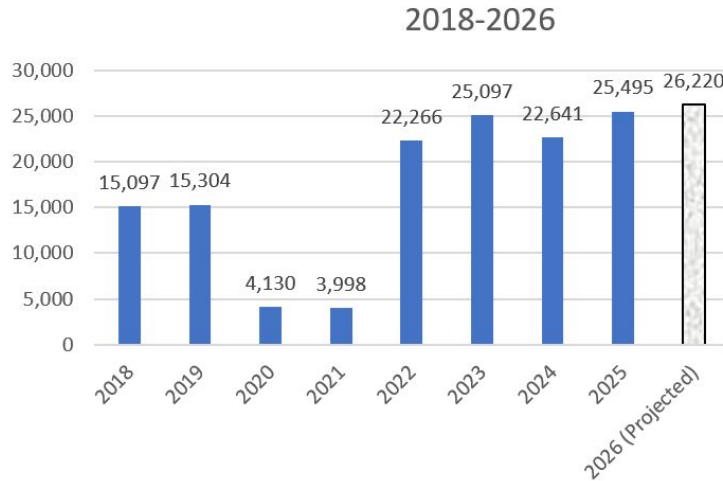
- Our office has advised over 18,500 tenants facing eviction in the last 4 calendar years—on pace for another 5,200 + in 2025



Things that haven't changed

- Price for filing eviction—has remained (roughly) static since 2009 (Governor Pawlenty) (around \$300)
- **Once eviction court case is filed**, rules are largely unchanged from 2009 (more pre-filing requirements/things to include in eviction complaint)

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Things that changed: Part 1

- COVID-related eviction moratoriums
 - Made non-payment evictions, at times, almost impossible to file
 - Eviction moratorium 'off-ramp' phased through mid-2022
- 14-day pre-eviction-filing notice required as of 1/1/2024
 - January of 2024 was very low for eviction calls—first 2 weeks, very difficult to file for non-payment of rent
- 30-day pre-eviction-filing notice required in 3 cities as of March, 2025

Things that changed: Part 2

- In all counties but Hennepin, cases are still virtual
- Surge of evictions when eviction moratorium lifted, then it lowered, but has steadily raised to a much higher average number than pre-COVID
- Leases have become more 'corporatized'---NAR lease taking hold

Theories explaining increased number of evictions: Part 1

- More involvement of out-of-state landlords who are perhaps more willing to file an eviction if landlord has no personal connection to tenant

Theories explaining increased number of evictions: Part 2

- Has 14/30-day notice requirement convinced landlords to file quicker once those waiting periods are over?
- Eviction has become more of a big business, especially for lawyers representing landlords
 - More attorneys doing evictions for residential landlords than pre-COVID era---seemed to surge when moratoriums were lifted
 - Attorneys can now represent in cases around the state easily because of on-line hearings, so an attorney can do a case in Saint Paul, Wadena, Crookston and Duluth all in the same day, physically impossible before
 - Attorney involvement in evictions seems even more 'automated' than it did pre-COVID

Theories explaining increased number of evictions: Part 3

- Vacancy Rates have remained low
- Rents have increased generally in MN, outpacing income
- Common to see 'rent-burdened' clients, paying well above 30% goal of income---sometimes over 50 or even close to 70% of income going to rent
- Operation Metro-Surge impact

Questions?

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