TENANT RESOURCE CENTER

EVICTION DIVERSION AND DEFENSE PARTNERSHIP

EDDP.TENANTRESOURCECENTER.ORG

PROGRAM REPORT

Q2 2025 IN REVIEW

2510 Winnebago St
Madison, WI 53704
Phone: 608-257-0006
E-mail: Office@TenantResourceCenter.org

Vision: Housing Justice for All

EDDP PARTNER ORGANIZATIONS:

Community Justice Inc.
www.communityjusticeinc.org

H.R. Watson Law LC
hrwatsonlaw.com

Legal Action of Wisconsin
www.legalaction.org

UW Eviction Defense Clinic
www.law.wisc.edu

CONTENTS

02
**HISTORY:
THE EVICTION DIVERSION
AND DEFENSE PARTNERSHIP**

04
**EVICTION IN DANE COUNTY:
OVERVIEW**

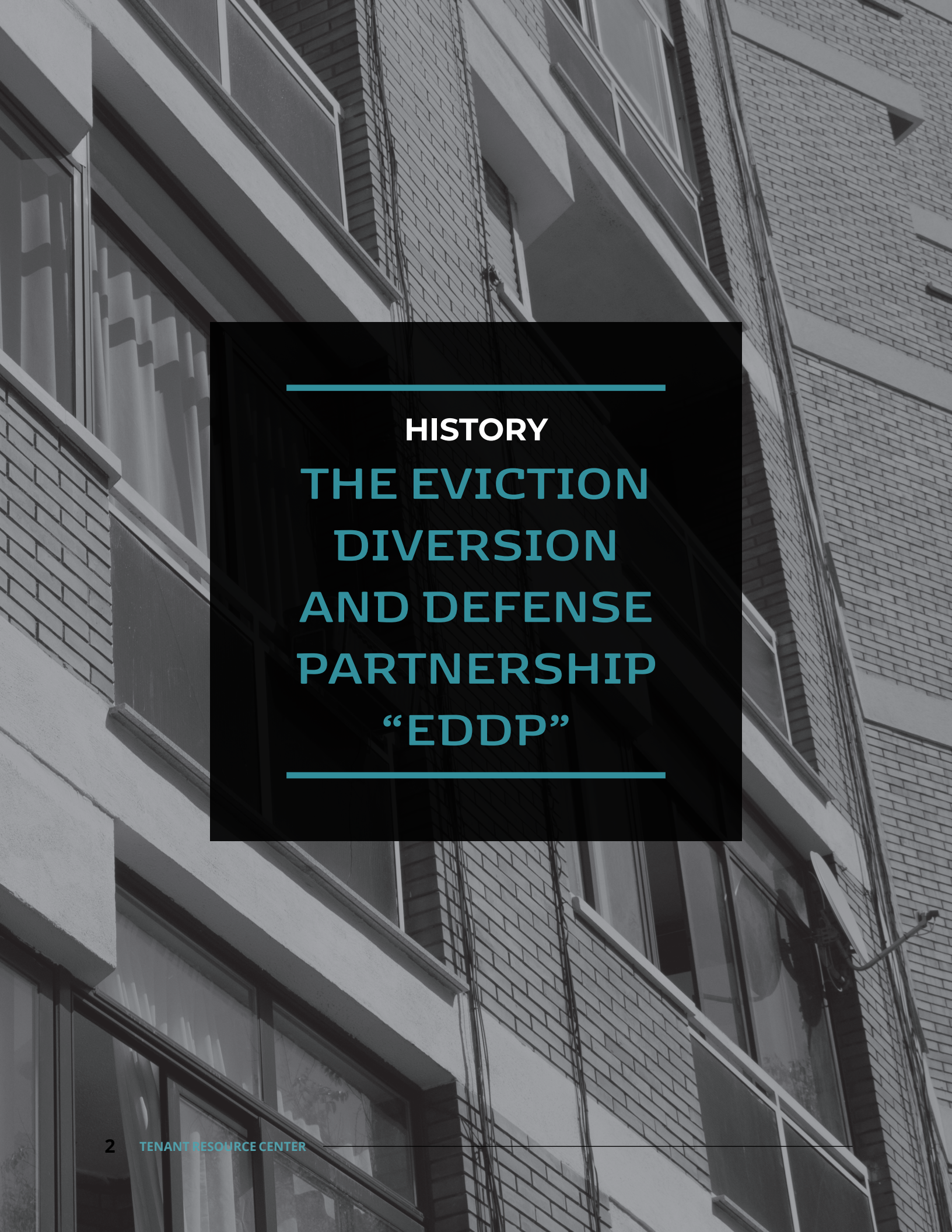
06
**PROGRAM OUTCOMES
APR - JUNE 2025**

07
**PARTNER SPOTLIGHTS
OUTCOMES DATA - Q2 2025**

Overview:
This report provides analysis and outcomes for the second quarter of 2025.

Report Period:
April 2025 - June 2025

Date Prepared: October 23rd, 2025



HISTORY

THE EVICTION DIVERSION AND DEFENSE PARTNERSHIP "EDDP"

The Eviction Diversion and Defense Partnership "EDDP"

The Tenant Resource Center, in partnership with Community Justice Inc. (CJI), Legal Action of Wisconsin (LAW), and the University of Wisconsin Law School, launched the Eviction Diversion and Defense Partnership (EDDP) in the Fall of 2021. Using funding made available by Dane County and the City of Madison, the EDDP aims to improve tenants' housing stability.

The EDDP is able to improve tenants' housing stability by increasing access to legal representation and other housing support services as well as court navigation services provided by the Tenant Resource Center. The impacts of eviction are not felt evenly. Black and Latina/o/x renters are evicted disproportionately when compared to white renters. Access to legal representation can mollify the power imbalance between tenants and landlords by ensuring that tenants, especially those who are members of marginalized groups, have access to the same quality of legal resources their counterparts enjoy.

Utilizing the Dane CORE Program, the emergency rental assistance program for Dane County, the Tenant Resource Center is better able to ensure that financial assistance covers only lawful charges. In doing so, the Tenant Resource Center improves the efficiency of emergency rental assistance funds, which makes it possible to serve more distressed renters. Both tenants and landlords throughout Dane County utilize services provided by the Tenant Resource Center for information on their rights and responsibilities. Making direct referrals for legal assistance significantly enhances the community's access to the resources needed to maintain stable housing.

In the past year, the Tenant Resource Center has implemented changes to funding parameters from the City of Madison and Dane County, made improvements to internal systems for handling cases, continued a working group to explore solutions for limited English proficiency tenants, and expanded the functionality of data collection methods for the program.

The current roster of EDDP legal partners are Community Justice Inc. (CJI), Legal Action of Wisconsin (LAW), HR Watson LC, and the University of Wisconsin Eviction Defense Clinic (EDC).

EVICTION IN DANE COUNTY
OVERVIEW

84% of households facing eviction this quarter had their cases dismissed due to the efforts of the EDDP.

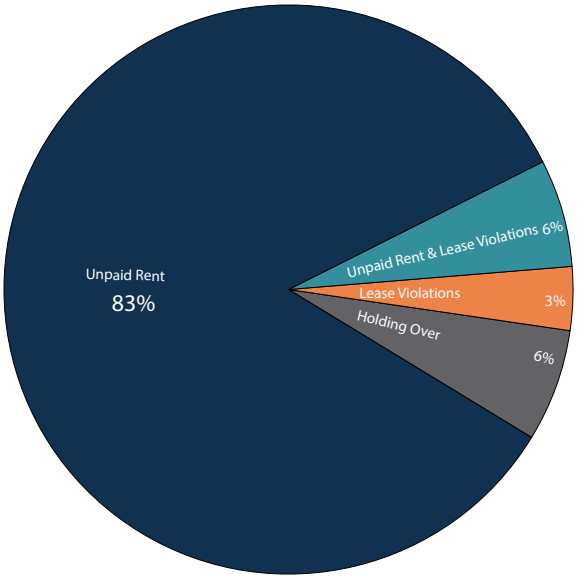
Eviction filings slowed in Dane County during the past three months, according to the latest Tenant Resource Center data. Despite fewer filings, the number of eviction judgments held steady.

Landlords filed for 601 evictions between April 1st and June 30th, a 25% drop from the previous quarter. Most evictions (84%) were ultimately dismissed, with more than half of dismissals resulting from stipulated dismissal agreements between landlords and tenants.

These agreements, which can result in an eviction judgment if a tenant does not comply with its terms, accounted for a much greater proportion of dismissals this quarter compared to previous quarters. While most tenants did not default on their stipulations, nearly a quarter did, and these defaults, taken together with judgments awarded at a hearing or trial, meant the same or greater number of tenants had judgments entered against them when compared to previous quarters.

A judgment authorizes a sheriff to forcibly remove tenants from their home. In all, 157 households received judgments, including 72 who received default judgments after not appearing at a hearing or trial.

TRC distributed $5,604,455 in rent and utilities this quarter, provided no-cost legal representation for 61 households, and had staff and mediators present for 1,500 initial appearances and trials.



Roughly 590 unique households faced eviction this past quarter, with 9 households receiving two eviction filings during this period. One household received three filings in as many months. While most tenants facing eviction this quarter were in eviction court for the first time, at least 23 percent of tenants had been to eviction court at least one other time since 2024.

Like past quarters, the vast majority (83%) of these households faced eviction solely because of non-payment of rent. The average amount owed at the time of filing totaling was $3,534 - a lower amount than in previous quarters. Landlords filed for as little as $328. The remaining cases were filed either due to other lease violations, "holding over" past the end of their lease term, or a combination of reasons.

EVICTIONS BY THE NUMBERS

- 601 evictions were filed in between April and June of 2025 involving 590 unique renter households.
- Landlords were represented by an attorney in 37% of all filings. Tenants were represented by an attorney in 10% of all filings
- More than half of evictions were filed after a 5-day notice was given, the minimum amount of time legally allowed in Wisconsin

EVICTION IN DANE COUNTY CONTINUED

The EDDP program's partner attorneys defended 10% of tenants this quarter and attended 253 hearings and trials. Only 1% of tenants who were represented obtained an attorney through a non-EDDP partner organization, underscoring the vast need the program's legal services fill. Landlords were represented by an attorney in 37% of all filings this quarter.

Partner attorneys filed 103 motions to redact this quarter, with every motion granted. These motions remove tenant names from CCAP, the Wisconsin online court database, which landlords routinely search when evaluating potential tenants. Redactions help lower barriers to housing for tenants who have receieved an eviction filing.

While 274 unique landlords filed for eviction this year, the top 10 evictors accounted for more than a quarter of all evictions. The top evictors this quarter are listed below.

EVICTION FILINGS BY LANDLORD

LANDLORD	Q2-2025	SINCE 2023
Porchlight, Inc.	29	113
The Meadowlands, LP	24	96
Mirus Madison, LLC - Ridgecrest	21	46
Summit Ridge Apartments, LLC	16	16
Valley View Apartments	13	107
Prima Management, LLC	13	124
Life at Madison Grove	13	13
Mirus Madison II, LLC - Parkcrest Apartments	12	35
Mirus Sun Prairie, LLC - The Element	10	74
The Meadows Apartments	9	123
Fourteen02 Park, LLC	9	31
The Grove Apartments	9	37

EDDP OUTCOMES:

JANUARY 2023 - JUNE 2025

Since 2023, the EDDP has provided services in 6,422 eviction cases, including legal representation to 1,309 households.

CASES REPRESENTED

1,309

RENTER HOUSEHOLDS

EVICTIONS PREVENTED

5,098

CASES DISMISSED

STIPULATED DISMISSALS

2,129

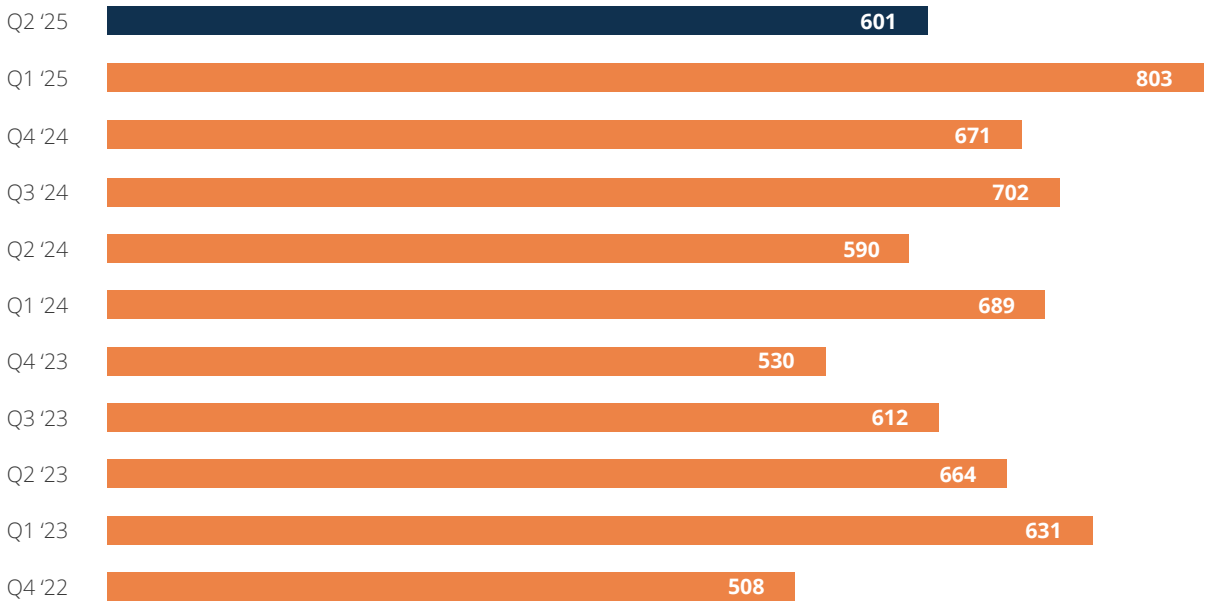
STIPULATED DISMISSAL AGREEMENTS

REDACTION MOTIONS FILED

1,196

REDACTION MOTIONS FILED FOR TENANTS

EVICTION CASES FILED OVER TIME



PARTNER SPOTLIGHT:

COMMUNITY JUSTICE INC.

ABOUT COMMUNITY JUSTICE INC.

Community Justice Inc. ("CJI") is a nonprofit law firm that offers affordable legal services for low-income families and individuals. CJI has represented 570 eviction cases under the EDDP since January 2023. Attorneys Morgan Newcomb, Emma Ferguson, Nathaniel Kiehn, and Louis Palmatier represented tenants during the second quarter of 2025.

SERVICES AND OUTCOMES

	Q2 - 2025	SINCE 2023
Cases Represented	35	570
Motions to Redact*	41	279
Trials	4	80
Evictions Prevented	35	503
Stipulated Dismissals	14	187
Records Redacted*	41	262

*Reported by EDDP Partner Organization.

PARTNER SPOTLIGHT:

LEGAL ACTION OF WISCONSIN

ABOUT LEGAL ACTION OF WISCONSIN

Legal Action of Wisconsin ("LAW") is the state's largest non-profit law firm providing free legal representation for individuals and families across the state. LAW has represented 203 eviction cases under the EDDP since January 2023. Attorneys Heidi Wegleitner, Erin Kautz, Korey Lundin and Aaron Stroede represented tenants during the previous quarter.

SERVICES AND OUTCOMES

	Q2 - 2025	SINCE 2023
Cases Represented	14	203
Motions to Redact*	11	91
Trials	-	54
Evictions Prevented	13	167
Stipulated Dismissals	5	73
Records Redacted*	11	84

*Reported by EDDP Partner Organization.
**Note: Legal Action of Wisconsin also takes eviction defense cases through its other programs. Additional information and program outcomes are available at www.LegalAction.org

PARTNER SPOTLIGHT:

UW EVICTION DEFENSE CLINIC

ABOUT UW EVICTION DEFENSE CLINIC

The Eviction Defense Clinic provides free legal help for tenants facing eviction. Clinical law students handle individual cases and engage in educational and advocacy outreach under the supervision of attorneys. The EDC has represented 212 eviction cases under the EDDP since January 2023.

SERVICES AND OUTCOMES

	Q2 - 2025	SINCE 2023
Cases Represented	-	212
Motions to Redact*	34	168
Trials	-	13
Evictions Prevented	-	232
Stipulated Dismissals	-	88
Records Redacted*	34	161

*Reported by EDDP Partner Organization.

PARTNER SPOTLIGHT:

H.R. WATSON LAW LC

ABOUT H.R. WATSON LAW LC

H.R. Watson Law LC is the newest addition to join EDDP's partner attorney organizations. Started and run by Attorney Haley Watson, the law firm represents low-income individuals, primarily in housing. Watson has represented 40 eviction cases under the EDDP since the start of 2025.

SERVICES AND OUTCOMES

	Q2 - 2025	SINCE 2025
Cases Represented	12	40
Motions to Redact*	17	19
Trials	1	5
Evictions Prevented	12	28
Stipulated Dismissals	5	13
Records Redacted*	17	17

*Reported by EDDP Partner Organization.

ADDITIONAL SOURCES AND READING

1. *Housing Instability*. U.S. Department of Health and Human Services - Office of Disease Prevention and Health Promotion. https://health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/housing-instability

2. Fischer, Will, et al. "Research Shows Rental Assistance Reduces Hardship and Provides Platform to Expand Opportunity for Low-Income Families." Center on Budget and Policy Priorities. 5, Dec. 2019. https://www.cbpp.org/research/housing/research-shows-rental-assistance-reduces-hardship-and-provides-platform-to-expand

3. Cunningham, Mary K. "Reduce Poverty by Improving Housing Stability." Urban Institute. 26, Jun. 2016. https://www.urban.org/urban-wire/reduce-poverty-improving-housing-stability

4. Taylor, Lauren A. "Housing and Health: An Overview of the Literature." Health Affairs Health Policy Brief. 7, Jun. 2018. DOI: 10.1377/hpb20180313.396577. https://www.healthaffairs.org/do/10.1377/hpb20180313.396577/full/

5. Collinson, Robert, and Reed, Davin. "The Effects of Evictions on Low-Income Households." *Economics*. Dec. 2018. https://www.law.nyu.edu/sites/default/files/upload_documents/evictions_collinson_reed.pdf

6. Desmond, Matthew, and Tolbert Kimbro, Rachel. "Eviction's Fallout: Housing, Hardship, and Health." *Social Forces*. Feb. 2015. DOI: 10.1093/sf/sov044 https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015_2.pdf

7. Vasquez, Jade, et al. "Tenant Protections and Emergency Rental Assistance During and Beyond the COVID-19 Pandemic." National Low Income Housing Coalition. Jan. 2022. https://nlihc.org/sites/default/files/Tenant-Protections_Emergency-Rental-Assistance-during_beyond_COVID-19_Pandemic.pdf

8. Grundman, Luke, and Kruger, Muria. "Legal Representation in Evictions - Comparative Study." Mid-Minnesota Legal Aid. 2018. https://mylegalaid.org/news/article/legal-representation-in-evictions-study

9. "Cost-Benefit Analysis for Philadelphia Right to Counsel for Low Income Tenants Facing Eviction." Stout Risius Ross, LLC. https://www.stout.com/en/experience/cost-benefit-analysis-for-philadelphia-right-to-counsel

10. Zainulbhai, Sabiha, and Daly, Nora. "Informal Evictions: Measuring Displacement Outside the Courtroom." New America. 20, Jan. 2022. https://www.newamerica.org/future-land-housing/reports/informal-evictions-measuring-housing-displacement-outside-the-courtroom/

11. Graetz, Nick, Carl Gershenson, Peter Hapburn, Sonya R Porter, Danielle H Sandler, and Matthew Desmond. "A Comprehensive Demographic Profile of the US Evicted Population." *Proceedings of the National Academy of Sciences of the United States of America* 120, no. 41 (October 2023). https://doi.org/10.1073/pnas.2305860120.