

# Housing Mediation VS Eviction Litigation

## A Savings Analysis



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# The Rising Eviction Tide

San Antonio has seen rising evictions for 3 years straight (source: Texas Housers)



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# Tip of The Iceberg

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- ✓ In 2023, only about 1/4 of all at-risk units saw eviction.
- ✓ Nearly 3/4 of at-risk units lived on luck, showing just how massive the problem can get as the tide rises (Source: H. E. Butt Foundation)
- ✓ Underlying drivers include unresolved roommate and neighbor issues, lingering repairs, and more (source: Property Meld)

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# Texas Shelter Shortage

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- ✓ There are only 33 available and affordable units for every 100 low-income households (source: Texas Housers)
- ✓ Spending too much on rent (30% of income) puts renters at-risk of eviction, adding to the rising eviction tide (source: HUD)

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# Tenant Issues Add Pain

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- ✓ When tenants end up in dispute, with anyone, it can lead to broken leases, turnover, and landlord losses.

## **That includes:**

- ✓ College students as first-time roommates
- ✓ Breakups and divorces
- ✓ Tenants fed up with issue who move
- ✓ Unresolved neighbor conflicts

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# Tenant Issues Impact Landlords

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- ✓ Even though tenant issues unrelated to the landlord are not their responsibility, one still impacts the other.
- ✓ This means that while the landlord isn't obligated to help, they can still benefit from tenant issue resolution.
- ✓ Many tenants report that these issues ultimately led them to move, showing the reality of landlord losses.

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## Cost Breakdown Per Eviction:

Assumes 500 sq ft apt,  
\$800/mo unit, DIY legal and  
turnover

### Eviction costs:

- ✓ Lawsuit filing **(164+)**
- ✓ Potential appeal **(64+)**
- ✓ Filing writ **(280+)**
- ✓ Executing writ **(525+)**
- ✓ Lost time **(720+)**
- ✓ **SUM: \$1,758**

## Turnover Costs:

- ✓ Lost rent **(800)**
- ✓ Lock swaps **(45)**
- ✓ Repairs/cleaning **(250+)**
- ✓ Marketing **(850+)**
- ✓ Lost time **(650+)**
- ✓ **SUM: \$2,595**

# Mediated Resolutions

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Early intervention mediation has the most potential for best outcomes and savings

## Outcomes include:

- ✓ **Resolution & Prevent:** all issues cleared, tenant stays in the unit. No eviction, no turnover (100% savings)
- ✓ **Graceful Exit:** the issue is not resolved, and the tenant must move (often with unpaid rent cases). Turnover, but not eviction (~40% savings)
- ✓ **Eviction:** In rare cases, issues are not resolved in mediation, and go to court. Eviction and turnover (0% savings)

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# Comparing Mediation vs Litigation Costs

- ✓ The value compounds with large housing complexes.
- ✓ Traditional eviction & turnover: **\$4,353/case**
- ✓ Scaled Costs: 100 cases/year means **\$435,300** in expenses.
- ✓ Scaled Savings: Mediation reduces this by 30%, **\$130,590** less -- if not more.

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See our **Eviction & Turnover  
Cost Calculator** to see your  
cash bleed per unit.

Link in bio

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