

Evictions in Oklahoma

This card provides judges and attorneys essential insights into updates for Forcible Entry and Detainer actions in Oklahoma.

SUMMARY

Oklahoma has enacted changes to the civil statutes impacting Forcible Entry and Detainer (Eviction) proceedings. These updates are meant to improve clarity and accessibility of court forms used by litigants in these matters.

Legislative Updates:

Effective November 1, 2023

Affidavit – (12 O.S. 1148.15) now requires use of a new statewide form. This form affidavit is titled “Landlord’s Sworn Statement Requesting Eviction” and was developed by the Oklahoma Bar Association using plain and understandable language.

Summons – (12 O.S. 1148.16) now requires use of a new statewide form titled “Court Summons-Eviction Lawsuit.” Note, this legislative change did not change timing and process for evictions. The law still reads *“The summons shall be delivered no less than three (3) days before the scheduled time and date of the court hearing. This scheduled date and time shall not be less than five (5) days from the date the summons is issued.”*

Required Forms Available Now!



Find the mandatory statewide
eviction forms here!

bit.ly/483j8Xw

To learn more about evictions in Oklahoma consider: [“Case by Case, A Study of Oklahoma’s Eviction Courts and a Path Toward Equity.”](#)



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OKLAHOMA
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Eviction Changes “At a Glance”

For Legal Counsel:

In all cases, has the landlord included the following in the affidavit?

- Notice Given** - a landlord must say IF they gave the tenant written notice to pay or quit, fix a violation, or leave; WHEN they gave it; and HOW they gave it (hand-delivered, posted and mailed, or served in another allowed way).
- Reason for Eviction** - a landlord must clearly list why they are asking the court to evict the tenant.
- Amount Claimed** - a landlord must clearly state the amount of rent, fees, and/or damages being asked for.

For Judges:

- Use of Mandated Form** - ensure the petitioner has used the newly available state-mandated “Landlord’s Sworn Statement Requesting Eviction” and “Court Summons - Eviction Lawsuit” as required by 12 O.S. 1148.15 and 1148.16.
- Notice** - check that notice dates and methods comply with statutory requirements and timelines.
- Standing** - check that a petitioner who has filed under an LLC is in good standing with the Oklahoma Secretary of State.
- Valid Claim for Relief** - ensure the statutory grounds checked on the required forms are supported by the facts (if defaulting, ensure the statutory grounds checked on the required forms match the relief granted in the court docket or minute).

Courtroom Impact

PLAIN LANGUAGE STATEWIDE FORMS HAVE BEEN SHOWN TO:



- **Increase efficiency and reduce errors.** Standardized forms help both self-represented individuals and legal professionals complete paperwork correctly and more clearly.
- **Enhance access to justice.** Clear and consistent forms make it easier for individuals to understand legal process requirements and take the steps needed for their case.
- **Improve court administration and consistency.** Standardized forms can help simplify processes which can lead to quicker case processing and reduced backlogs.
- **Increase confidence and trust in the courts and legal system.** When people can understand and navigate the process, they are more likely to see the system as fair and reliable.