



THE TRIAL COURT OF MASSACHUSETTS
EXECUTIVE OFFICE OF THE TRIAL COURT

John Adams Courthouse
One Pemberton Square, 1M
Boston, MA 02108

Paula M. Carey
Chief Justice of the Trial Court

January 15, 2021

The Honorable Michael Hurley
Clerk of the Senate

The Honorable Michael Rodrigues
Senate Chair
Senate Committee on Ways and Means

The Honorable Brendan Crighton
Senate Chair
Senate Committee on Housing

The Honorable Jamie Eldridge
Senate Chair
Joint Committee on the Judiciary

The Honorable Steven James
Clerk of the House of Representatives

The Honorable Aaron Michlewitz
House Chair
House Committee on Ways and Means

The Honorable Kevin Honan
House Chair
House Committee on Housing

The Honorable Claire Cronin
House Chair
Joint Committee on the Judiciary

Honorable Senators, Representatives and Clerks:

In compliance with the provisions of Chapter 257 of the Acts of 2020, "An Act Providing for Eviction Protections During the Covid-19 Pandemic Emergency," please find enclosed a report on filings, actions, and dispositions of summary process (eviction) cases.

Throughout the Trial Court, judges, clerks, housing specialists and other staff have been challenged by the many operational issues created by the COVID-19 pandemic, yet they continue to demonstrate their commitment to ensure and improve (where necessary) access to justice for all parties. Members of the bar and other stakeholders also have aided our new case management efforts, to provide assistance to tenants and landlords who face pandemic related challenges. Lastly, through our partnership with the Baker-Polito Administration on the Eviction Diversion Initiative (EDI), the Trial Court has committed to inter-branch collaboration and data-driven decision-making to monitor progress under this initiative.

We hope this report will provide the necessary information required to support the implementation of this act. I look forward to working with the Legislature on these efforts.

Very truly yours,

Paula M. Carey
Chief Justice of the Trial Court

cc: The Honorable Karen Spilka, President of the Senate
The Honorable Ronald Mariano, Speaker of the House



MASSACHUSETTS TRIAL COURT FILINGS, ACTIONS, AND DISPOSITIONS OF SUMMARY PROCESS CASES

Chapter 257 of the Acts of 2020 An Act Providing for Eviction Protections During the Covid-19 Pandemic Emergency

A Report to the

Clerk of the House

Clerk of the Senate

House Committee on Ways and Means

Senate Committee on Ways and Means

House Committee on Housing

Senate Committee on Housing

Joint Committee on the Judiciary

Submitted by:

Paula M. Carey

Chief Justice of the Trial Court

January 15, 2021

**Monthly Report to Support the Implementation of
Chapter 257 of the Acts of 2020
An Act Providing for Eviction Protections During the COVID-19 Pandemic Emergency**

I. INTRODUCTION

This report was prepared to comply with Section 2(c) of Chapter 257 of the Acts of 2020 “An Act Providing for Eviction Protections During the COVID-19 Pandemic Emergency.”

This monthly report summarizes the reporting requirements made by the legislation and presents summary statistics on eviction filings, actions, and dispositions for December 2020.

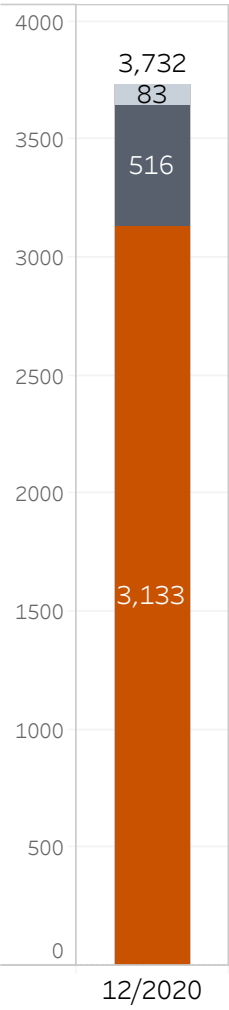
- Page 2: The number of actions for summary process entered and filed with each court having jurisdiction over an action for summary process.
- Page 3: The number of default judgments entered, delineated by the reason for the summary process filing.
- Page 4: The number of execution for possessions orders granted, delineated by the reason for the summary process filing.
- Page 9: The number of landlords and tenants participating in pre-trial mediation, and to the extent practicable, the outcome of each mediation.
- Page 10: The number of landlords and tenants receiving legal representation and legal services through on-site court diversion and support resources.

The Trial Court is in the process of creating new procedures in MassCourts to accurately record continuances and stays due to pending applications for short-term emergency rental assistance. Summary data will be available in a subsequent monthly report for the following processes:

- Page 5: The number of continuances requested and granted due to pending applications for short-term emergency rental assistance pursuant to subsection (b).
- Page 6: The number of stays issued due to pending applications for short-term emergency rental assistance pursuant to subsection (b).
- Page 7: The average length of a continuance and stay granted under said subsection (b).
- Page 8: The number of stays requested, granted or denied pursuant to sections 9 and 10 of chapter 239 of the General Laws.

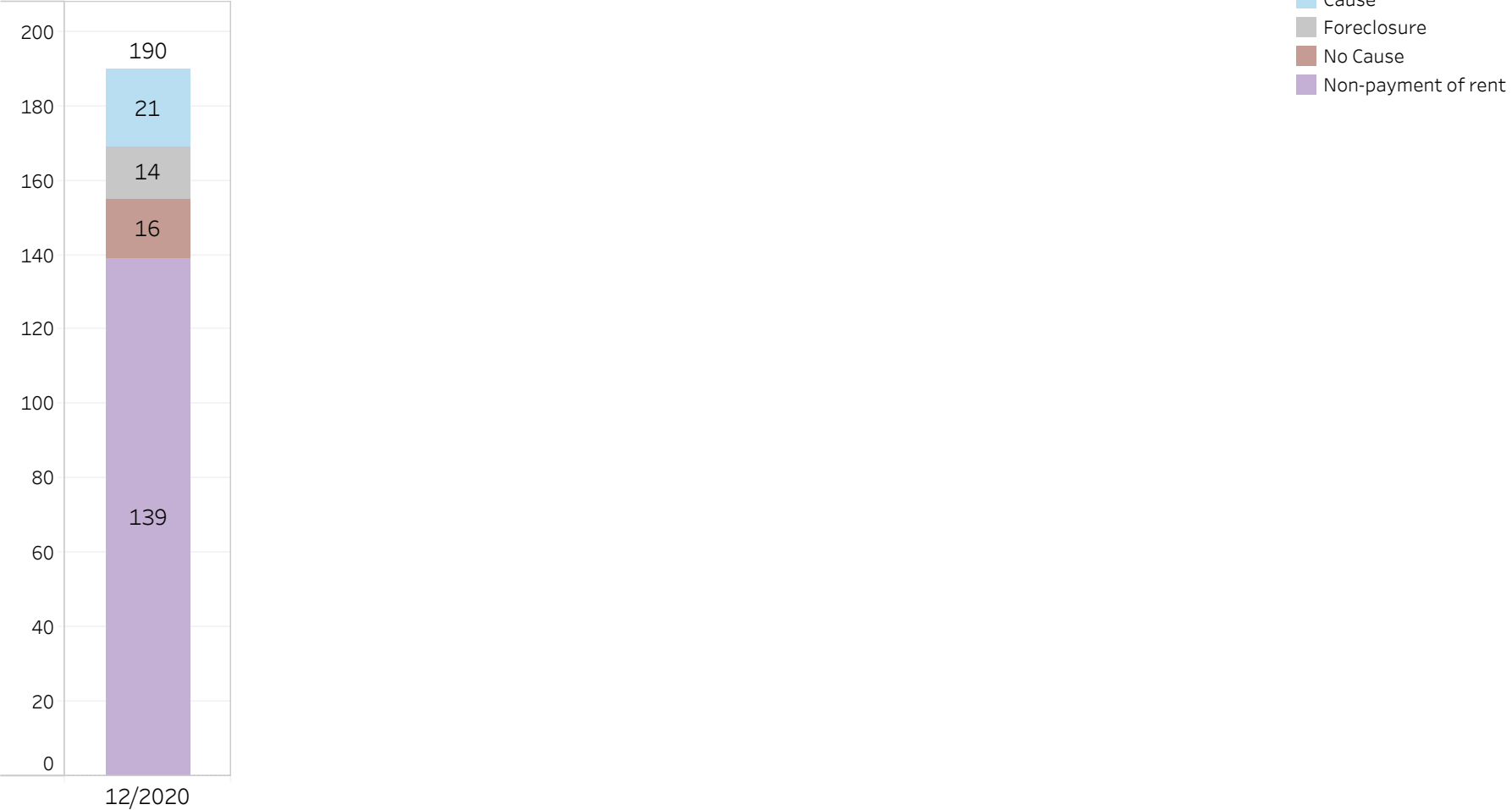
Other relevant information pertaining to the eviction diversion initiative can be found at: <https://public.tableau.com/profile/drap4687>.

(i) Number of Summary Process Cases Filed Within Each Court Jurisdiction
by Month of Case Filing



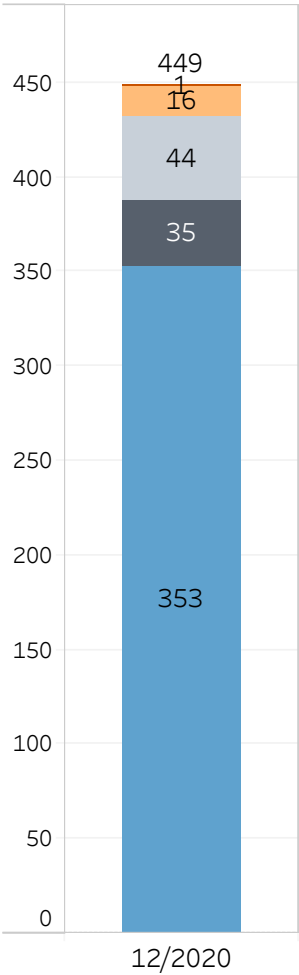
Court Department
Boston Municipal Court
District Court
Housing Court

(ii) Number of Default Judgments by Summary Process Action/ Type



* Figures reflect the last default judgment entered on the case where there is no subsequent entry of vacated default judgment as entered into MassCourts.

(iii) Number of Executions Issued for Possession and/or Money Judgment
by Summary Process Action/ Type



Summary Process

Action/ Type

- Other
- Foreclosure
- Cause
- No Cause
- Non-payment of rent

* Figures reflect the last execution issued for possession and/or money judgment as entered into MassCourts.

(iv) Number of continuances requested and granted
due to pending applications for short-term emergency rental assistance pursuant to subsection (b)

Note: The Trial Court is in the process of creating new procedures in MassCourts to accurately record continuances requested and granted due to pending applications for short-term emergency rental assistance. Summary data will be available in a subsequent monthly report.

(v) Number of stays issued
due to pending applications for short-term emergency rental assistance pursuant to subsection (b)

Note: The Trial Court is in the process of creating new procedures in MassCourts to accurately record stays issued due to pending applications for short-term emergency rental assistance. Summary data will be available in a subsequent monthly report.

(vi) Average length of a continuance and stay granted under said subsection (b)

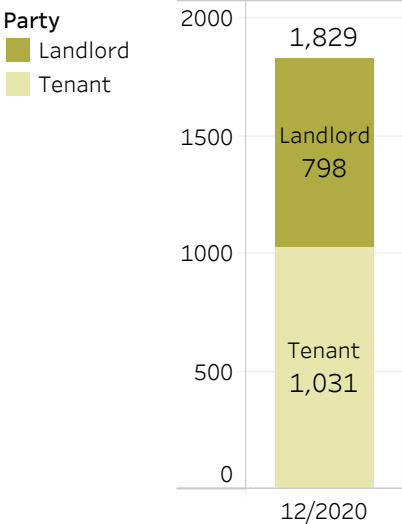
Note: The Trial Court is in the process of creating new procedures in MassCourts to accurately record dates of continuances and stays issued due to pending applications for short-term emergency rental assistance. Summary data will be available in a subsequent monthly report.

(vii) Number of stays requested, granted or denied
pursuant to sections 9 and 10 of chapter 239 of the General Laws

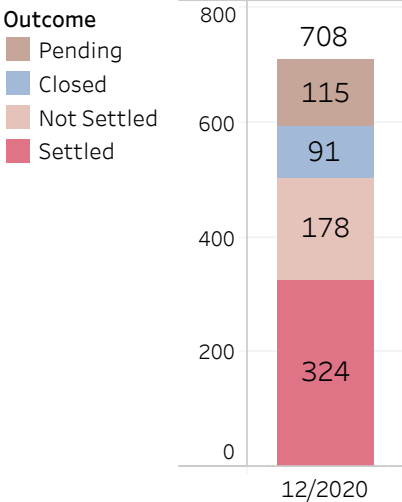
Note: The Trial Court is in the process of creating new procedures in MassCourts to accurately record stays requested, granted or denied due to pending applications for short-term emergency rental assistance. Summary data will be available in a subsequent monthly report.

(viii) Number of landlords and tenants participating in pre-trial mediation and, to the extent practicable, the outcome of each mediation

Number of Landlords and Tenants Participating



Outcome of Mediation



* Figures reflect the last mediation outcome on the case as entered in MassCourts. Data includes Housing Court mediations only. Mediation figures for Boston Municipal Court and District Court will be available in a subsequent monthly report.

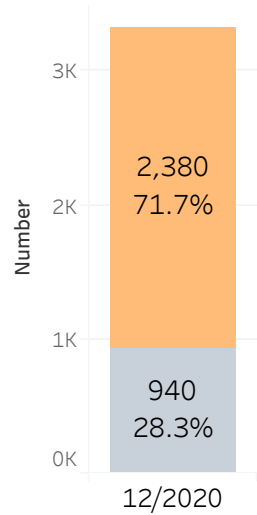
(ix) Number of Landlords and Tenants Receiving Legal Representation in Summary Process Cases by Month of Case Filing

Representation, Any Source

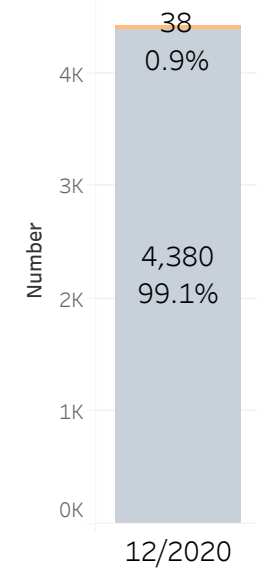
Represented, Ever

Pro Se

Landlords



Tenants



* A Massachusetts corporation, including a limited liability company, may not be represented in judicial proceedings by a corporate officer who is not an attorney licensed to practice law in the Commonwealth, except for small claims matters.