

**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 from December 2020 through October 2022.

- 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 executions for possessions orders granted, delineated by the reason for the summary process filing.
- 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.
- 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.

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

It is important to note that the Trial Court is in the process of configuring, implementing, and training on new procedures and business practices in MassCourts to accurately record continuances and stays due to pending applications for short-term emergency rental assistance. Figures reflect these new docketing procedures that went into effect on February 5th, 2021.

