



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

Monthly Report on Actions for Summary Process (Evictions)
(General Laws Chapter 239, Section 15)

A Report to the:

Clerk of the Massachusetts House of Representatives
Clerk of the Massachusetts Senate
House Committee on Ways and Means
Senate Committee on Ways and Means
Joint Committee on Housing
Joint Committee on the Judiciary

Submitted by:

Massachusetts Trial Court
Executive Office of the Trial Court

February 2026

Monthly Summary Process (Eviction) Report to Comply with General Laws Chapter 239, Section 15

Introduction

The Executive Office of the Trial Court prepared this report to comply with General Laws Chapter 239, Section 15.

This monthly report summarizes the statute's reporting requirements and presents summary statistics on eviction filings, actions, and dispositions from January 2025 through January 2026, as follows:

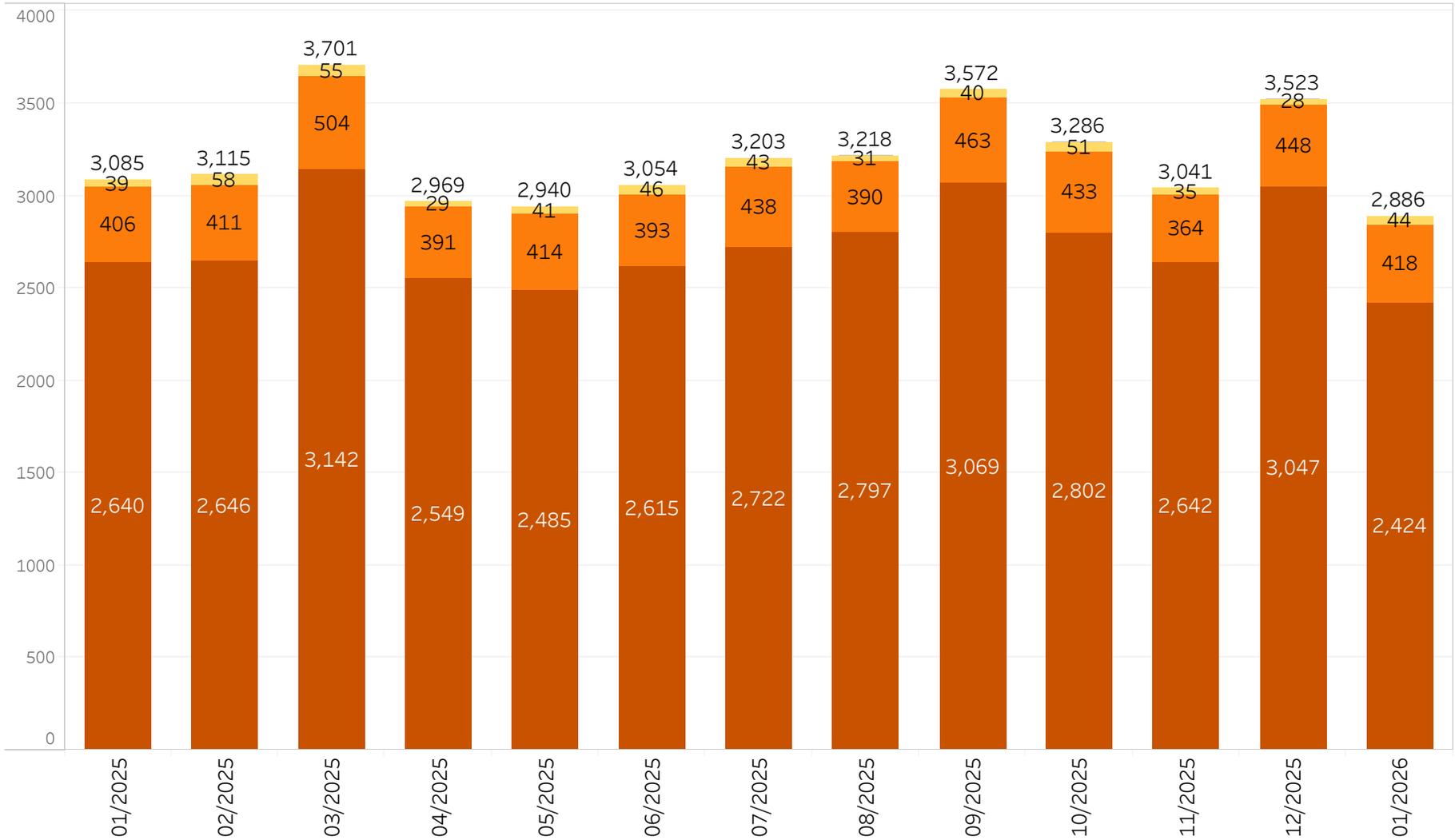
- Page 1: The number of actions for summary process entered and filed with each court having jurisdiction over an action for summary process.
- Page 2: The number of default judgments entered, delineated by the reason for the summary process filing.
- Page 3: The number of executions for possessions orders granted, delineated by the reason for the summary process filing.
- Page 4: The number of continuances requested and granted due to pending applications for short-term emergency rental assistance pursuant to subsection (b).
- Page 5: The number of stays issued due to pending applications for short-term emergency rental assistance pursuant to subsection (b).
- Page 6: The average length of a continuance and stay granted under said subsection (b).
- Page 7: The number of stays requested, granted or denied pursuant to sections 9 and 10 of chapter 239 of the General Laws.
- Page 8: The number of landlords and tenants participating in pre-trial mediation, and to the extent practicable, the outcome of each mediation.
- Page 9: 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 data on eviction filings, tier-1 and tier-2 events, and executions issued can be found at: <https://public.tableau.com/profile/drap4687>.

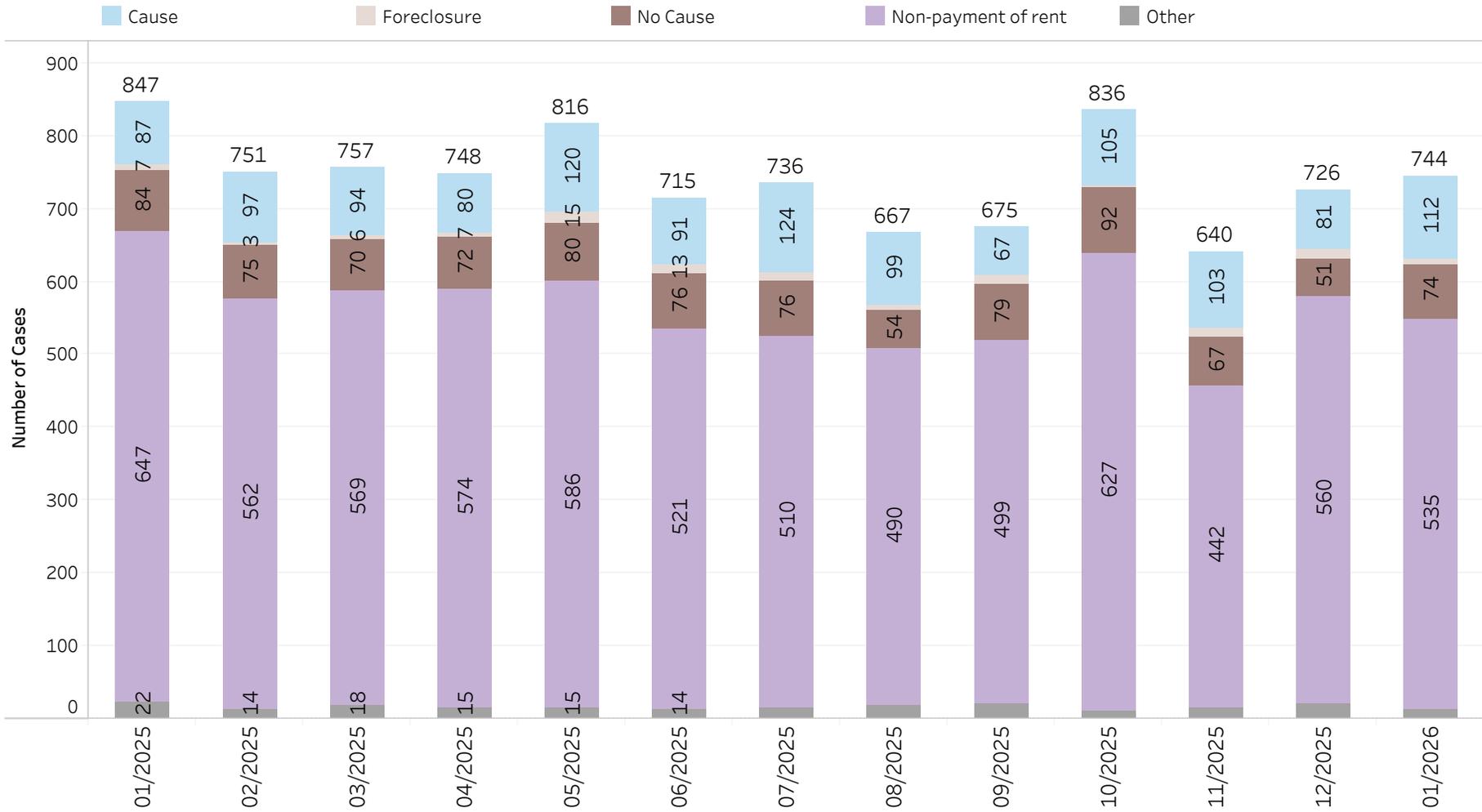
(i) Number of Summary Process Cases Filed Within Each Court Jurisdiction by Month of Case Filing

Court Department

■ Boston Municipal Court
 ■ District Court
 ■ Housing Court



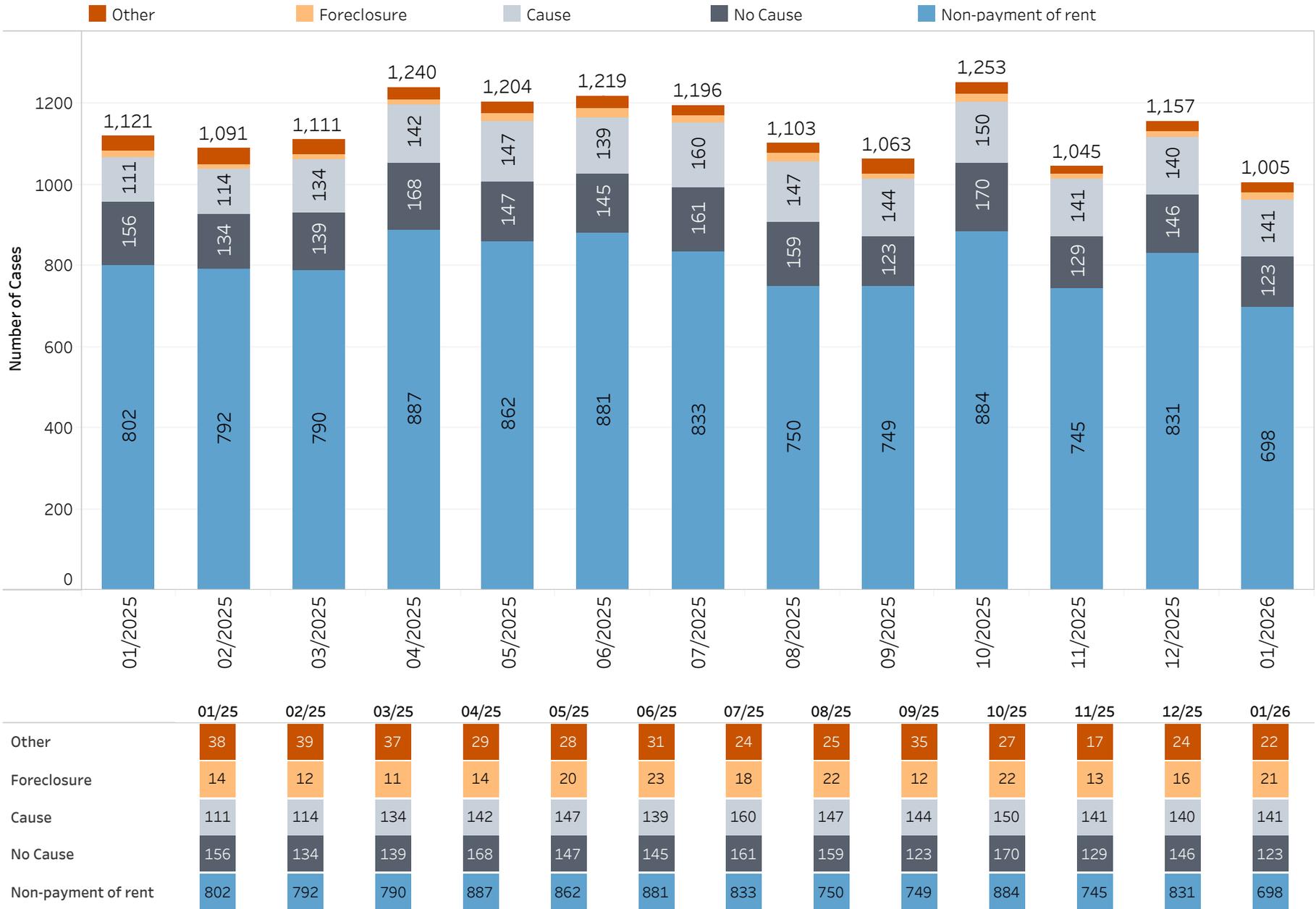
(ii) Number of Default Judgments by Summary Process Action/ Type



	01/25	02/25	03/25	04/25	05/25	06/25	07/25	08/25	09/25	10/25	11/25	12/25	01/26
Cause	87	97	94	80	120	91	124	99	67	105	103	81	112
Foreclosure	7	3	6	7	15	13	11	6	10	1	13	13	9
No Cause	84	75	70	72	80	76	76	54	79	92	67	51	74
Non-payment..	647	562	569	574	586	521	510	490	499	627	442	560	535
Other	22	14	18	15	15	14	15	18	20	11	15	21	14

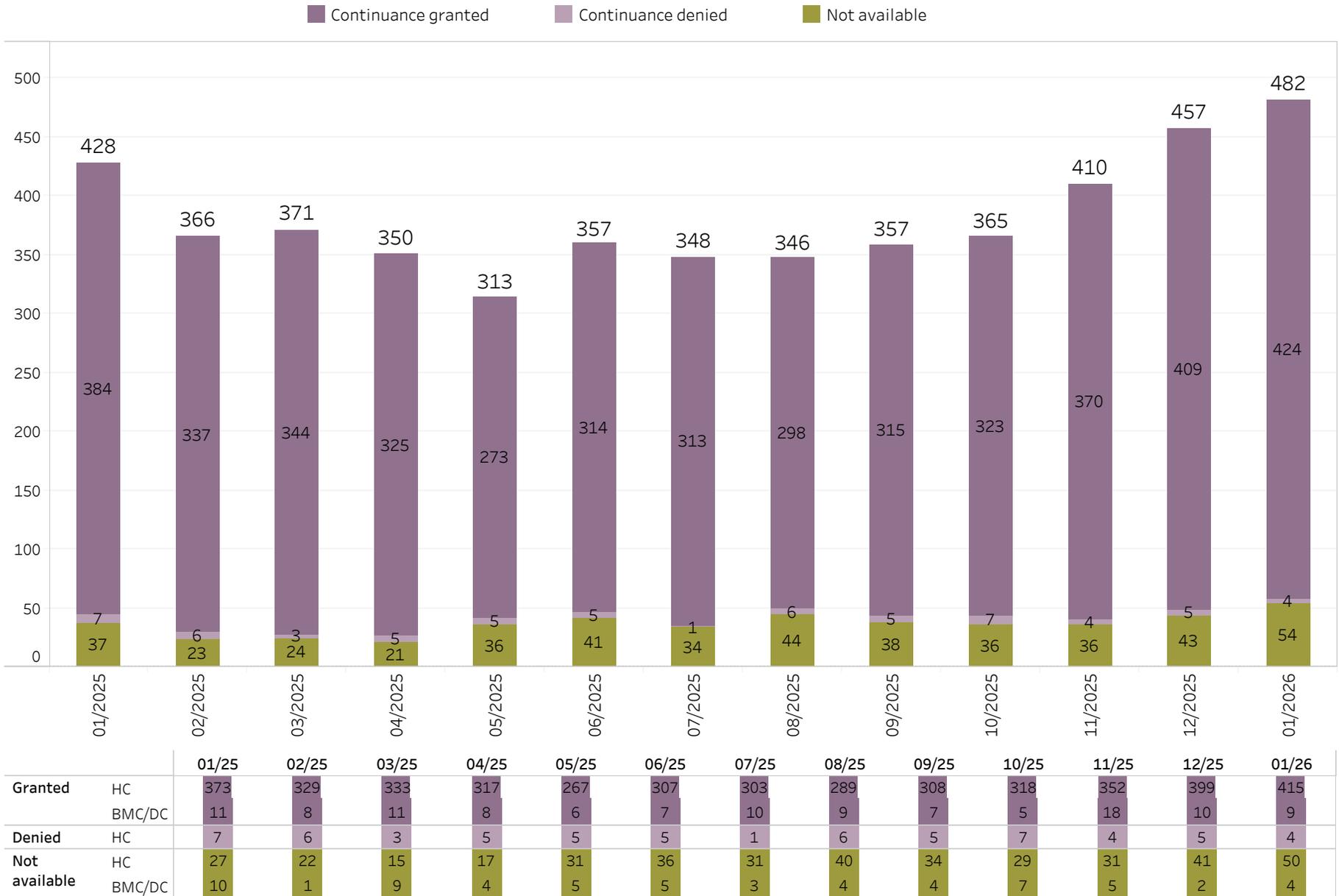
* Figures reflect the last default judgment entered where there is no subsequent entry of vacated default judgment on summary process cases filed in Municipal/District Court or Housing Court. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

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



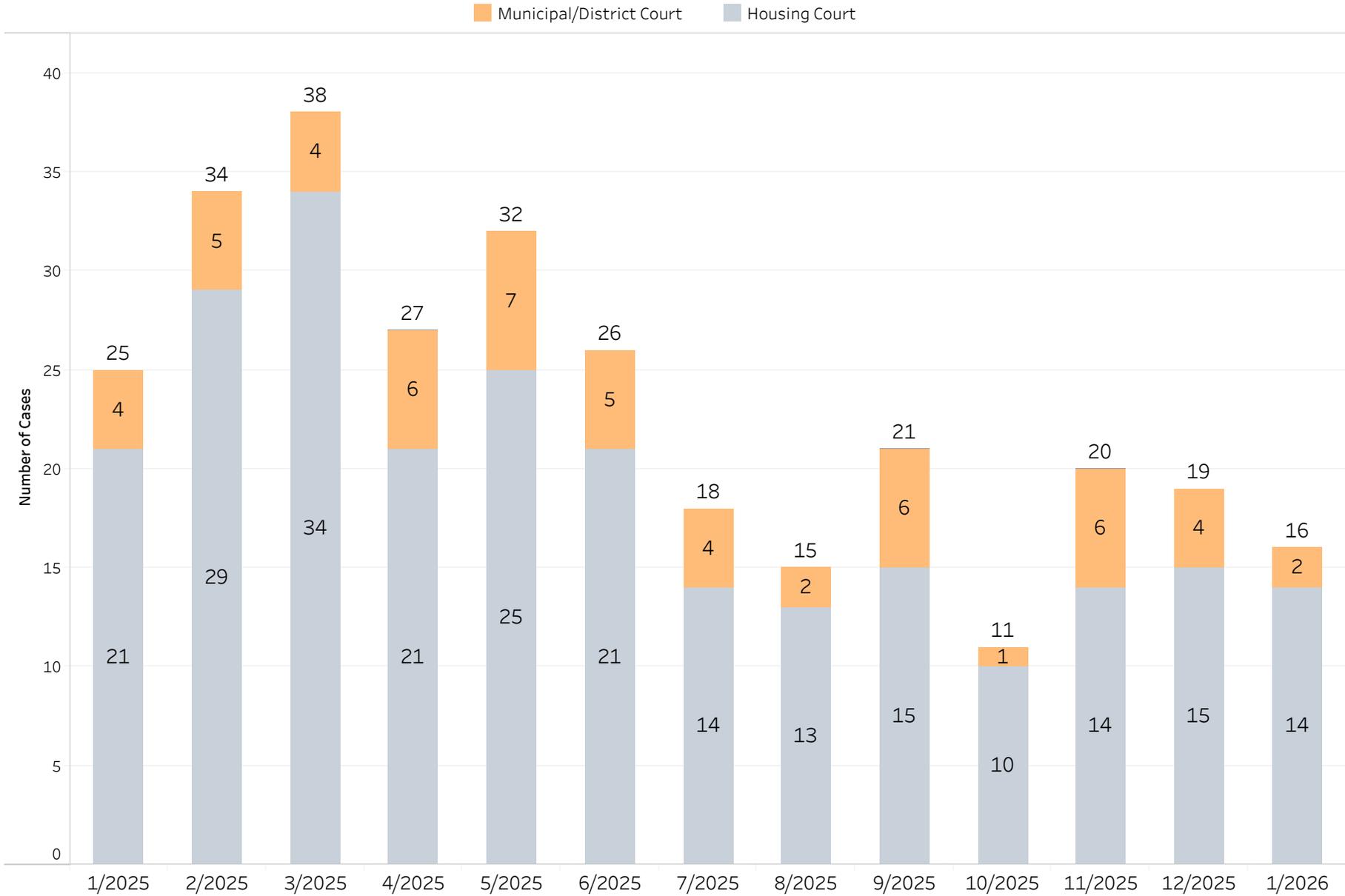
* Figures reflect the last execution issued for possession and/or money judgment on summary process cases filed in Municipal/District Court or Housing Court. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

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



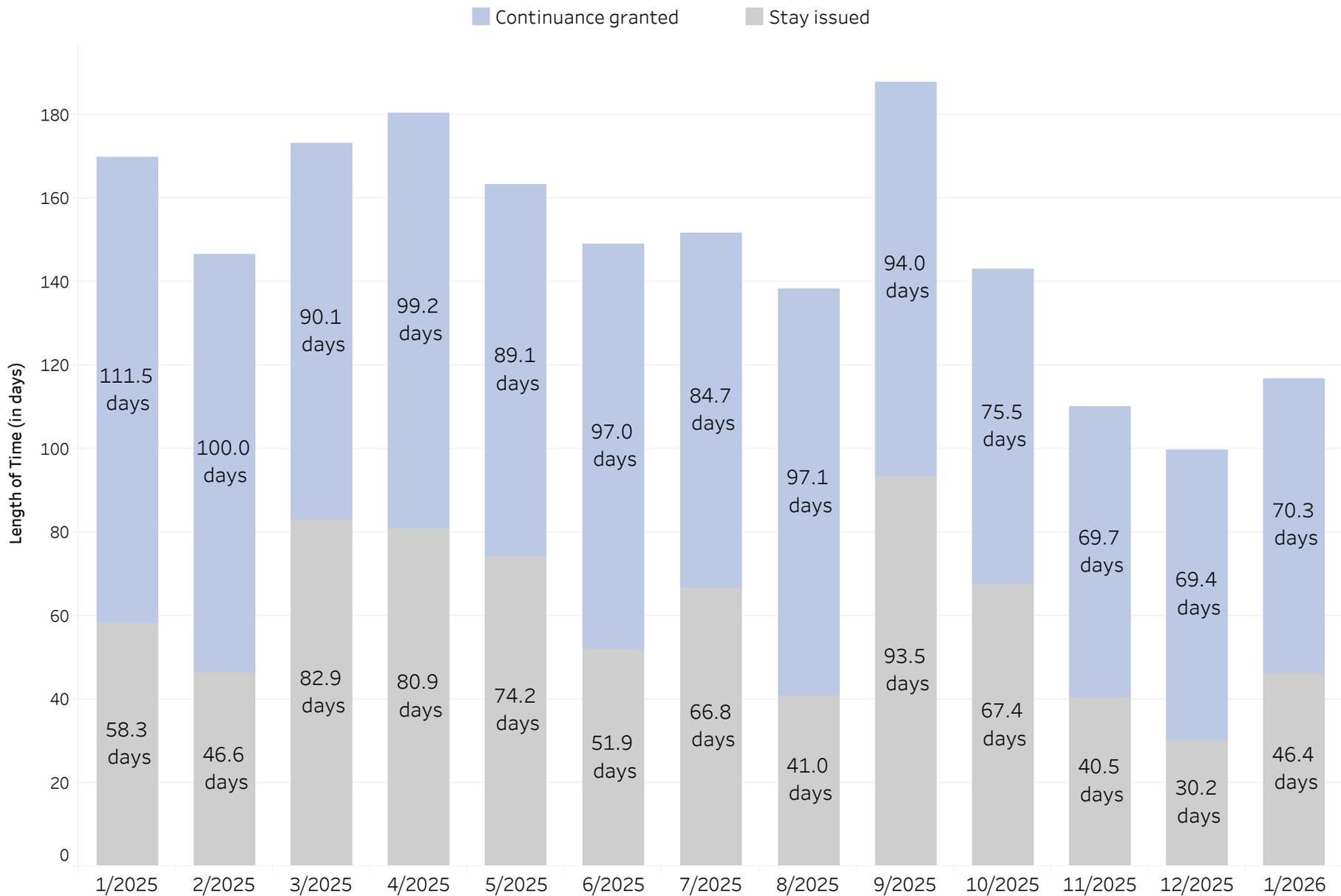
* Figures reflect continuances requested, granted or denied, for any matter. The category, unknown/ not available, reflects cases where a hearing for continuance was scheduled, but the result of the hearing is not available at the time of data reporting. Data includes retroactive continuances on non-payment of rent cases filed in the Municipal/District Court (BMC/DC) or Housing Court (HC). For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

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



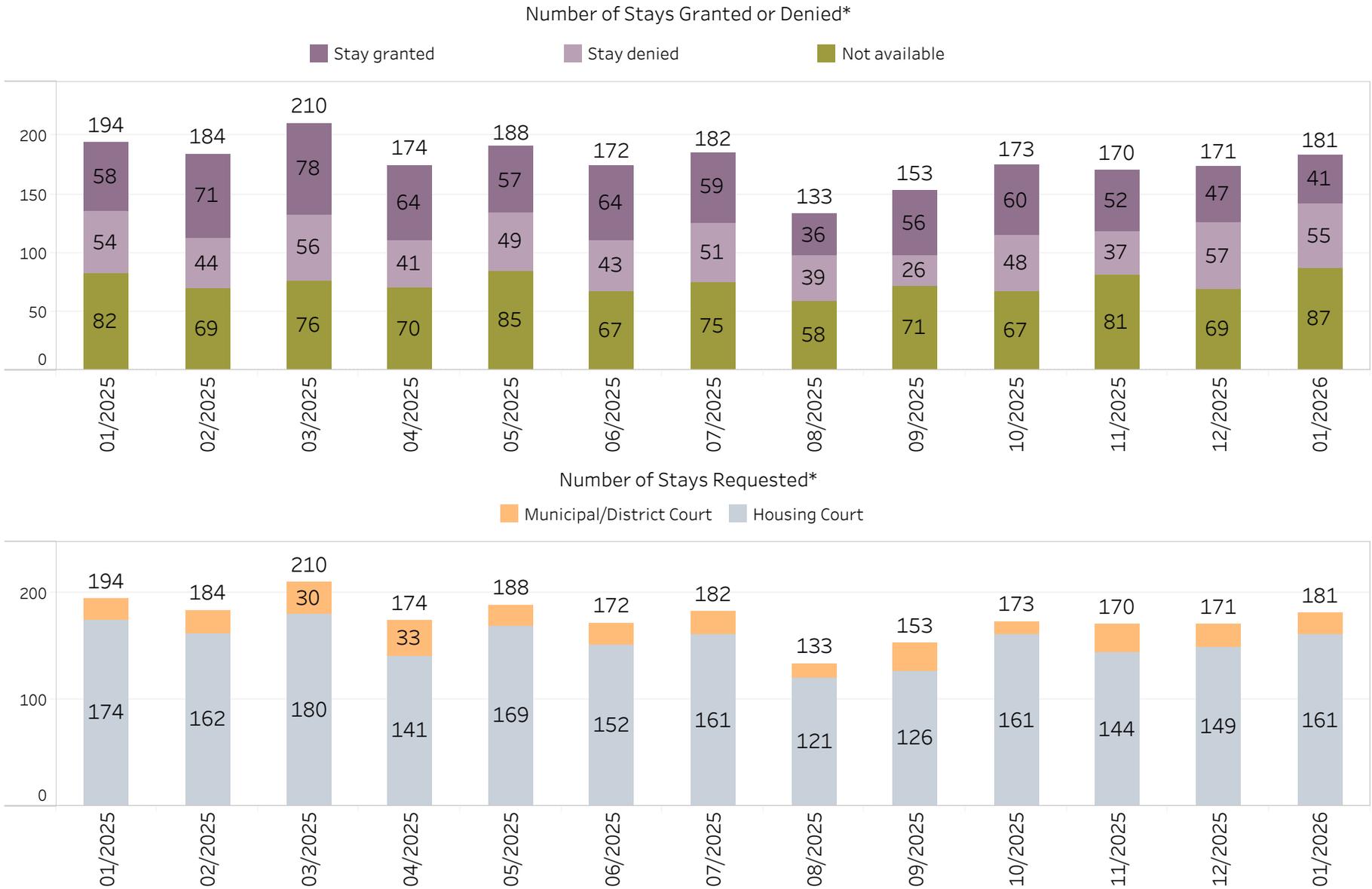
* Figures reflect cases with a stay issued on non-payment of rent cases filed in the Municipal/District Court or Housing Court. The Trial Court is continuing to explore methods to streamline data compilation while ensuring accuracy in reporting on stays and continuances. Any new reporting methods will be explained in future reports. Data is retroactive and reflects an event outcome of "due to pending applications for short-term emergency rental assistance." For information regarding any type of stay issued, visit page eight of this report. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

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



* Figures reflect the first stay issued or continuance granted on non-payment of rent cases filed in Municipal/District Court or Housing Court. The Trial Court is continuing to explore methods to streamline data compilation while ensuring accuracy in reporting on stays and continuances. Any new reporting methods will be explained in future reports. Data is retroactive and reflects an event outcome of "due to pending applications for short-term emergency rental assistance." The average length of time is the sum of the total length of time over the total number of cases. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

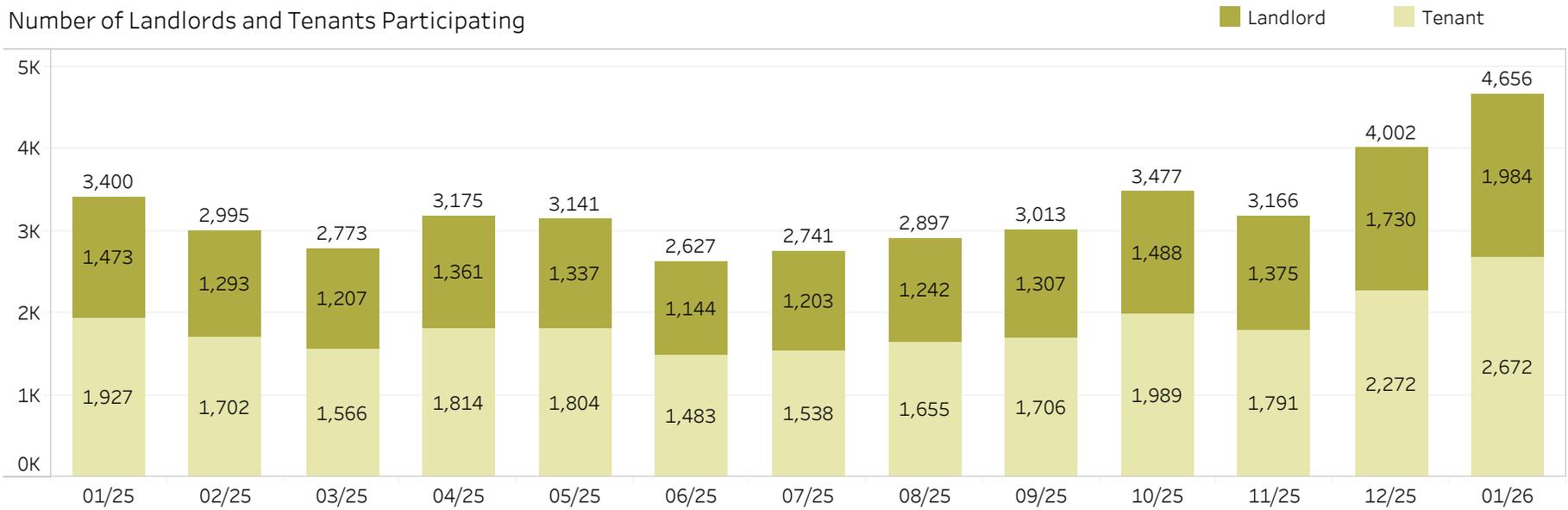
(vii) Number of stays requested, granted or denied pursuant to sections 9 and 10 of chapter 239 of the General Laws



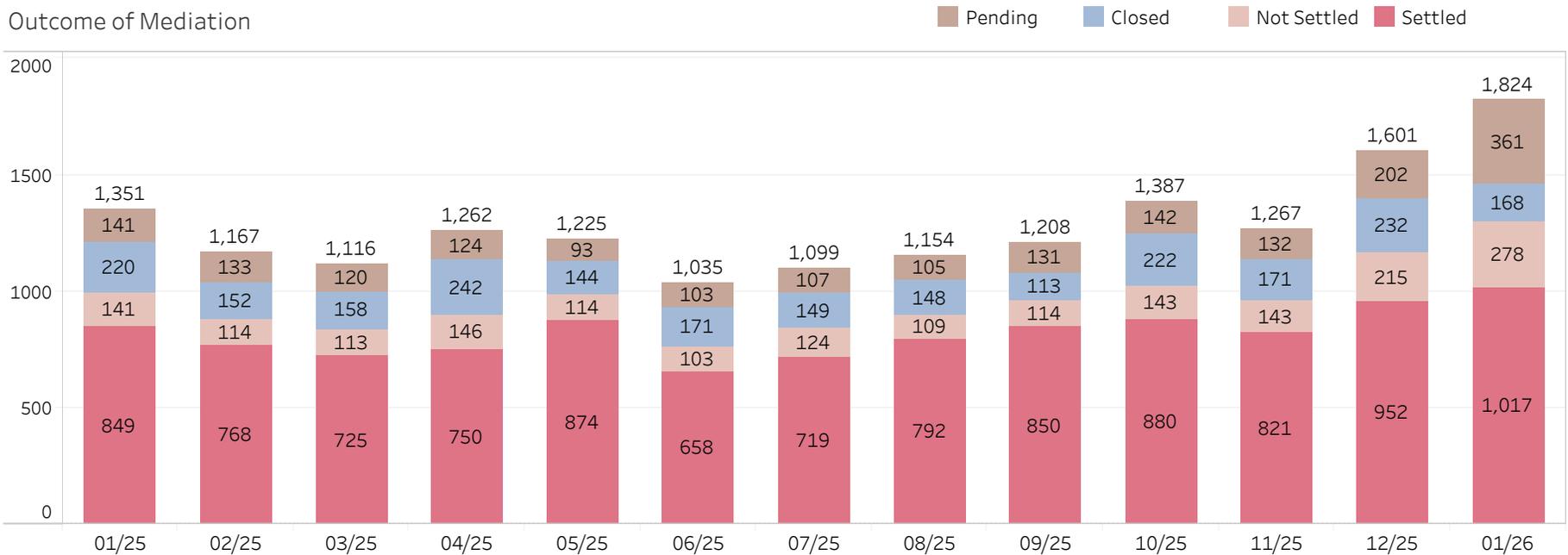
* Figures reflect stays requested, granted or denied, on any matter. Data is retroactive and reflects stays on non-payment of rent cases filed in the Municipal/District Court or Housing Court. The category, unknown/ not available, reflects cases where the result of the request is not available at the time of data reporting. The Trial Court is continuing to explore methods to streamline data compilation while ensuring accuracy in reporting on stays and continuances. Any new reporting methods will be explained in future reports. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

(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

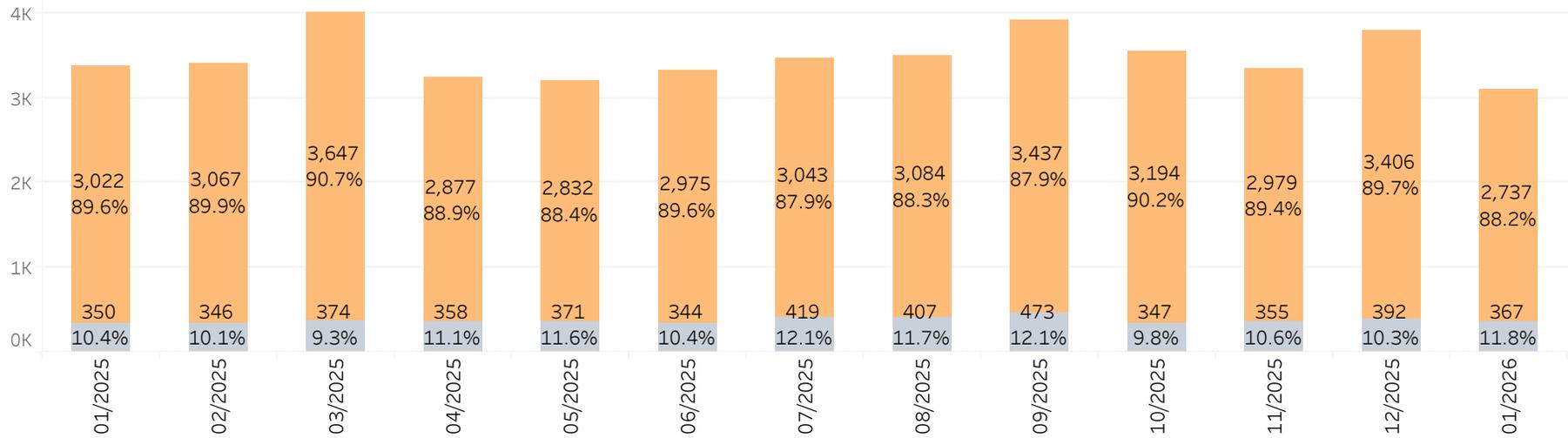


* Figures reflect the last mediation outcome entered on non-payment of rent cases filed in Municipal/District Court or Housing Court. Data is retroactive. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.

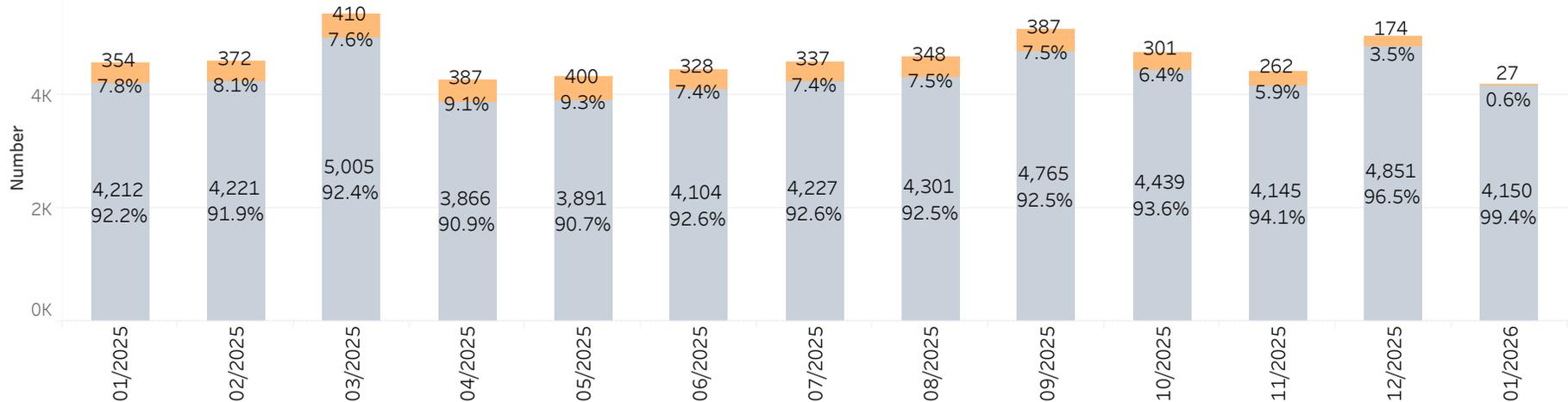
(ix) Number of Landlords and Tenants Receiving Legal Representation
in Summary Process Cases by Month of Case Filing

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.

** Figures reflect non-payment of rent cases filed in Municipal/District Court or Housing Court. There is a delay between when a case is filed and when an attorney enters an appearance. Representation is recorded for the week that the case was filed. Data reflects retroactive attorney appearances. For Boston Municipal and District Court, residential eviction cases include a small proportion of cases based on grounds other than non-payment of rent.