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

November 2026

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

Introduction

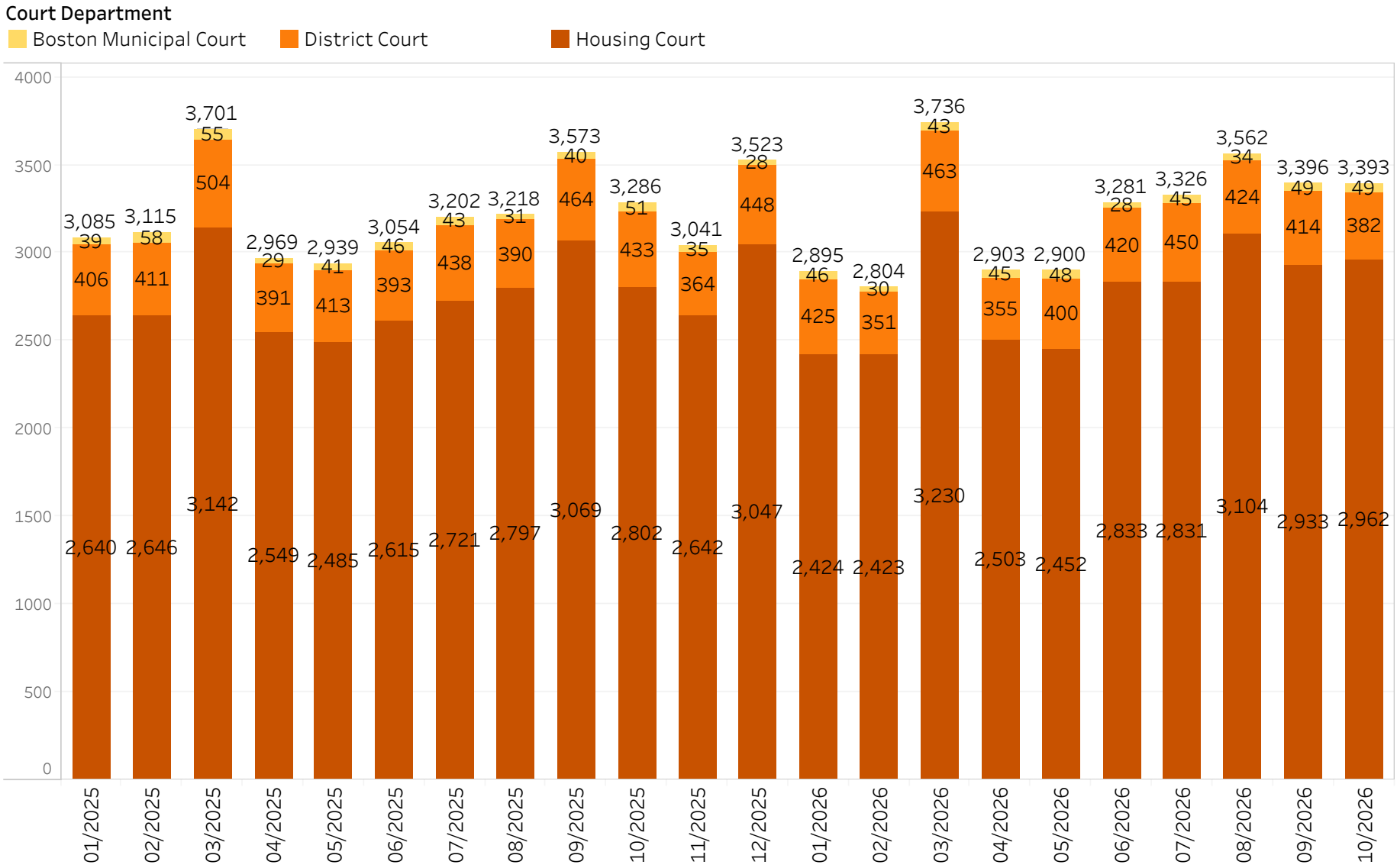
The Executive Office of the Trial Court prepared this report to comply with General Laws Chapter 239, Section 15.

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

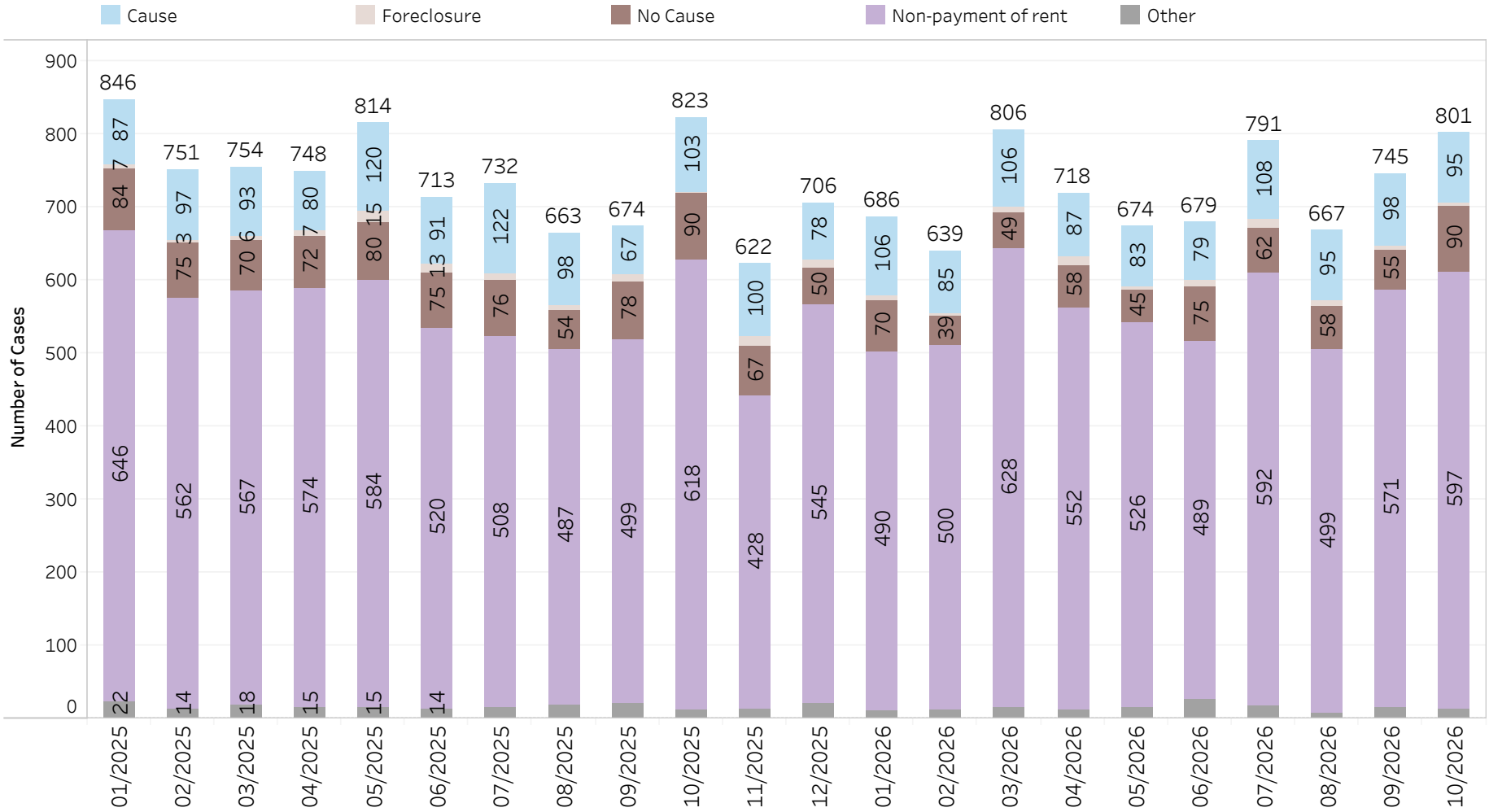
- Page 1: The number of actions for summary process entered and filed with each court having jurisdiction over an action for summary process.
- Page 2: The number of default judgments entered, delineated by the reason for the summary process filing.
- Page 3: The number of executions for possessions 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



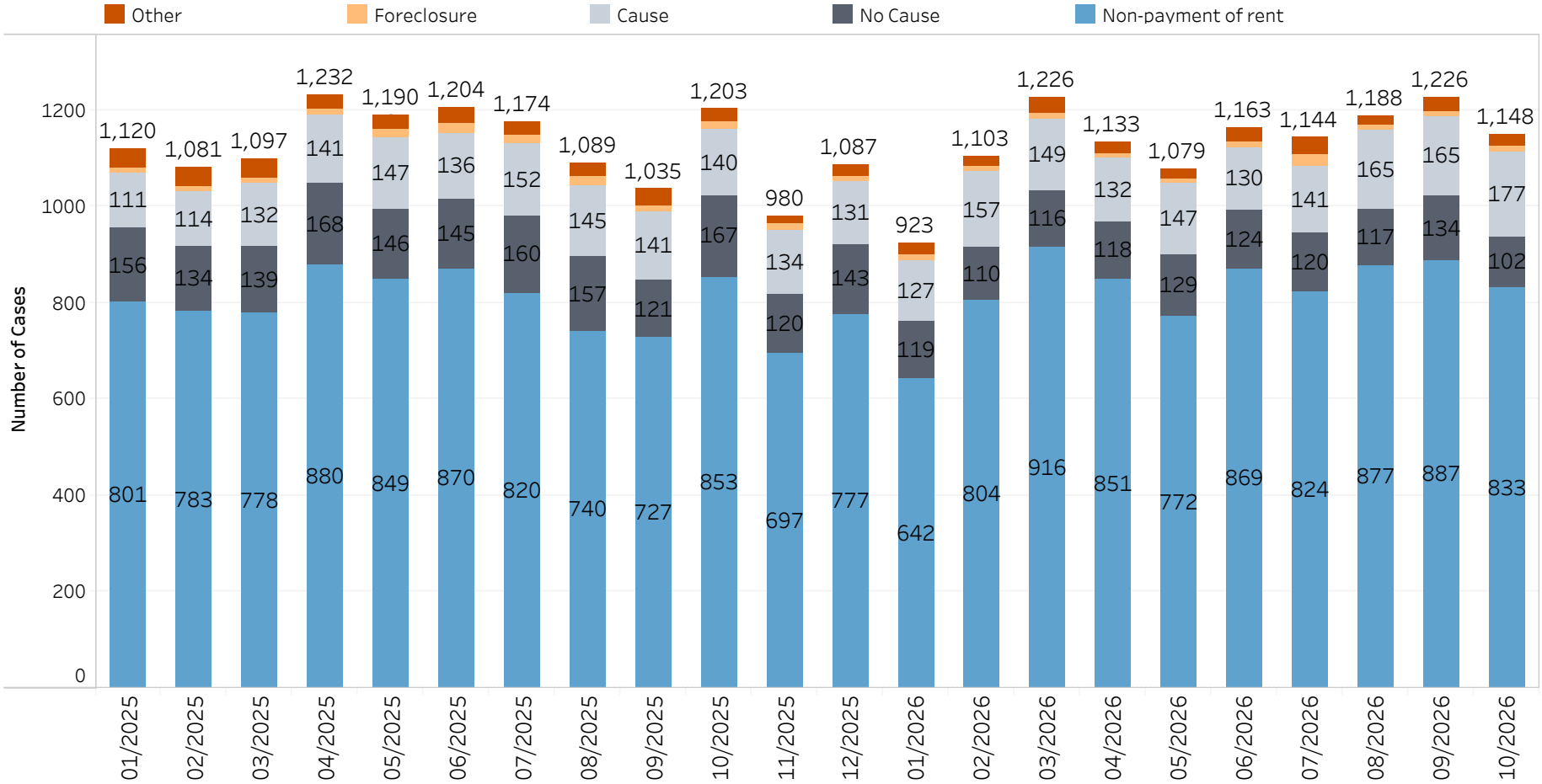
(ii) Number of Default Judgments by Summary Process Action/ Type



	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	02/26	03/26	04/26	05/26	06/26	07/26	08/26	09/26	10/26
Cause	87	97	93	80	120	91	122	98	67	103	100	78	106	85	106	87	83	79	108	95	98	95
Foreclosure	7	3	6	7	15	13	11	6	10	1	13	12	9	4	7	10	5	9	12	8	5	5
No Cause	84	75	70	72	80	75	76	54	78	90	67	50	70	39	49	58	45	75	62	58	55	90
Non-payment..	646	562	567	574	584	520	508	487	499	618	428	545	490	500	628	552	526	489	592	499	571	597
Other	22	14	18	15	15	14	15	18	20	11	14	21	11	11	16	11	15	27	17	7	16	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.

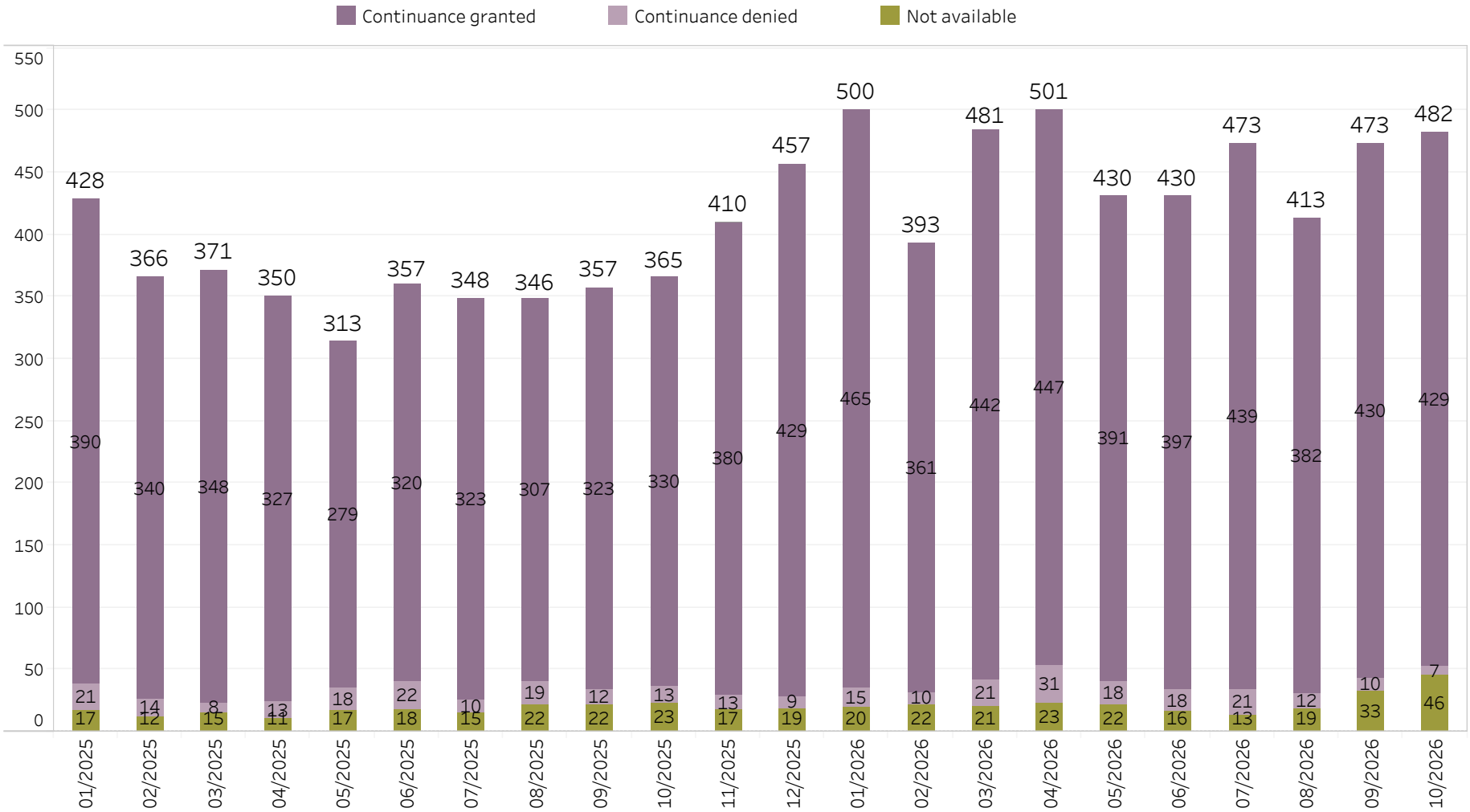
(iii) Number of Executions Issued for Possession and/or Money Judgment by Summary Process Action/ Type



	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	02/26	03/26	04/26	05/26	06/26	07/26	08/26	09/26	10/26
Other	38	39	37	29	28	31	24	25	34	27	16	24	22	18	32	22	21	28	38	18	29	22
Foreclosure	14	11	11	14	20	22	18	22	12	16	13	12	13	14	13	10	10	12	21	11	11	14
Cause	111	114	132	141	147	136	152	145	141	140	134	131	127	157	149	132	147	130	141	165	165	177
No Cause	156	134	139	168	146	145	160	157	121	167	120	143	119	110	116	118	129	124	120	117	134	102
Non-payme..	801	783	778	880	849	870	820	740	727	853	697	777	642	804	916	851	772	869	824	877	887	833

* 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.

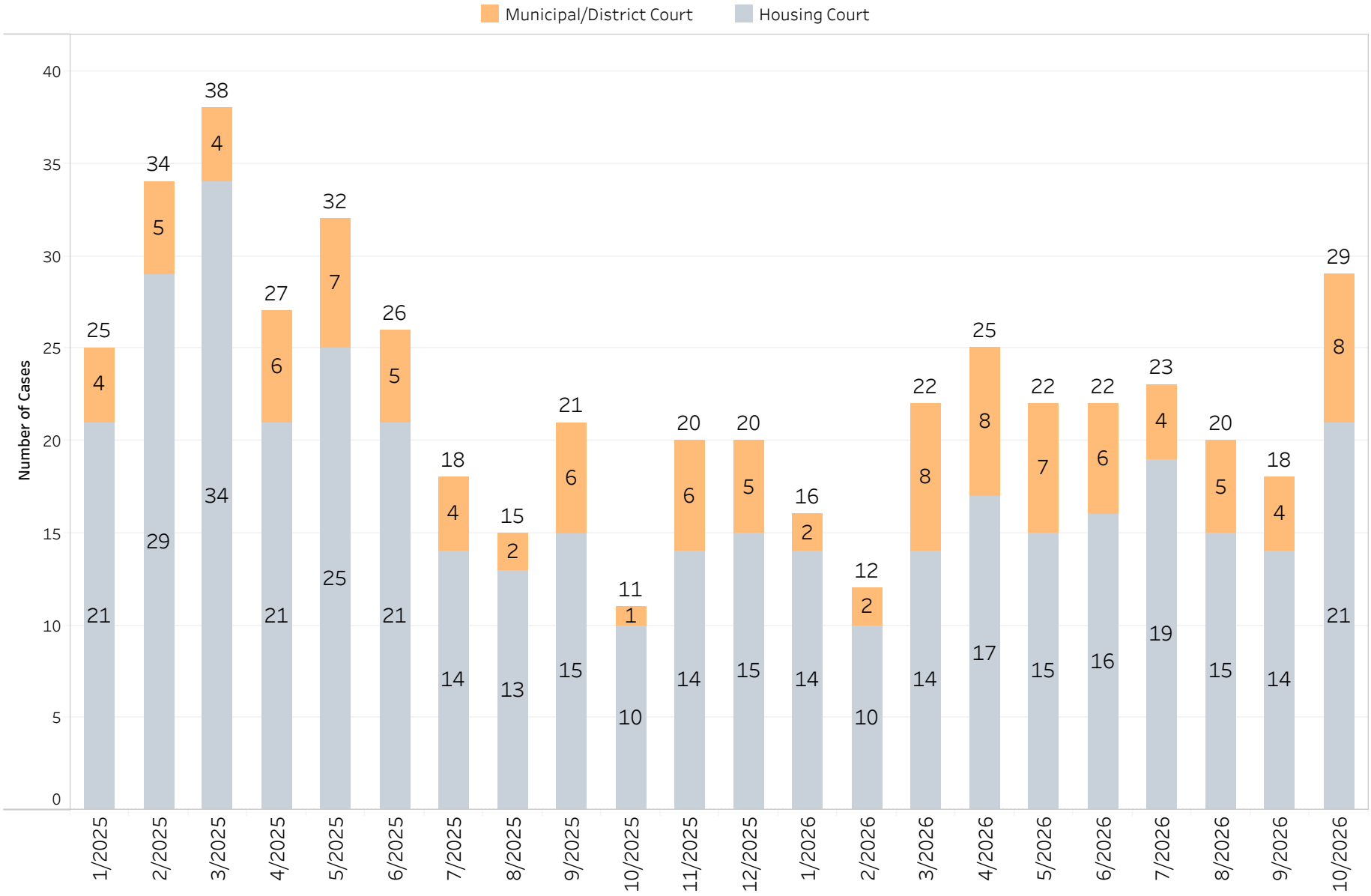
(iv) Number of continuances requested and granted due to pending applications for short-term emergency rental assistance pursuant to subsection (b)



		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	02/26	03/26	04/26	05/26	06/26	07/26	08/26	09/26	10/26
Granted	HC	379	332	337	319	273	313	313	298	316	325	361	419	456	354	427	436	379	385	433	368	414	417
	BMC/DC	11	8	11	8	6	7	10	9	7	5	19	10	9	7	15	11	12	12	6	14	16	12
Denied	HC	21	14	8	13	18	22	10	19	12	13	13	9	15	10	21	31	18	18	21	12	10	7
Not available	HC	7	11	6	7	12	13	12	18	18	16	13	17	16	17	13	11	14	8	5	14	28	39
	BMC/DC	10	1	9	4	5	5	3	4	4	7	4	2	4	5	8	12	8	8	8	5	5	7

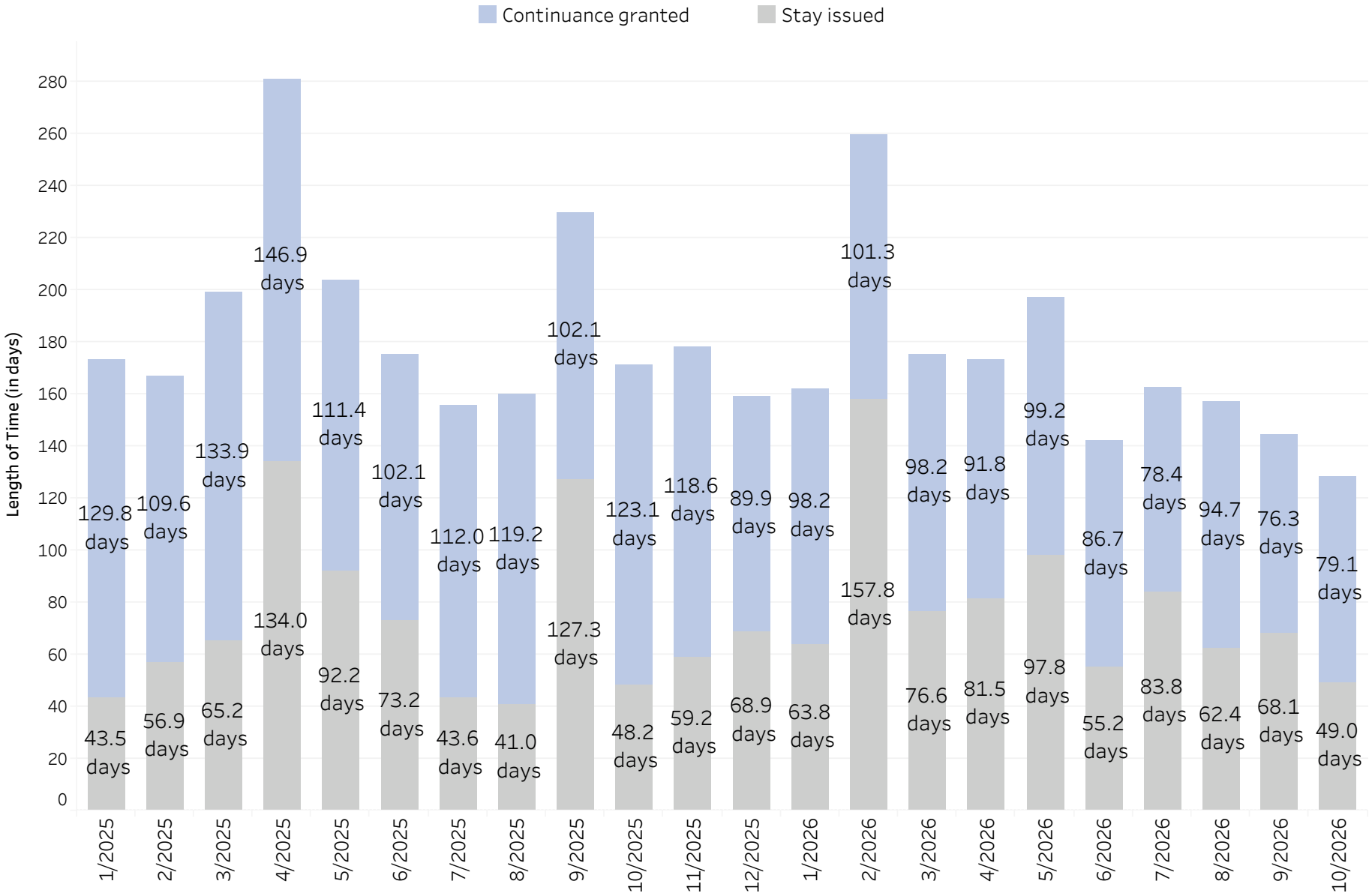
* Figures reflect continuances requested, granted or denied, for any matter. The category, unknown/ not available, reflects cases where a hearing for continuance was scheduled, but the result of the hearing is not available at the time of data reporting. Data includes retroactive continuances on non-payment 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)



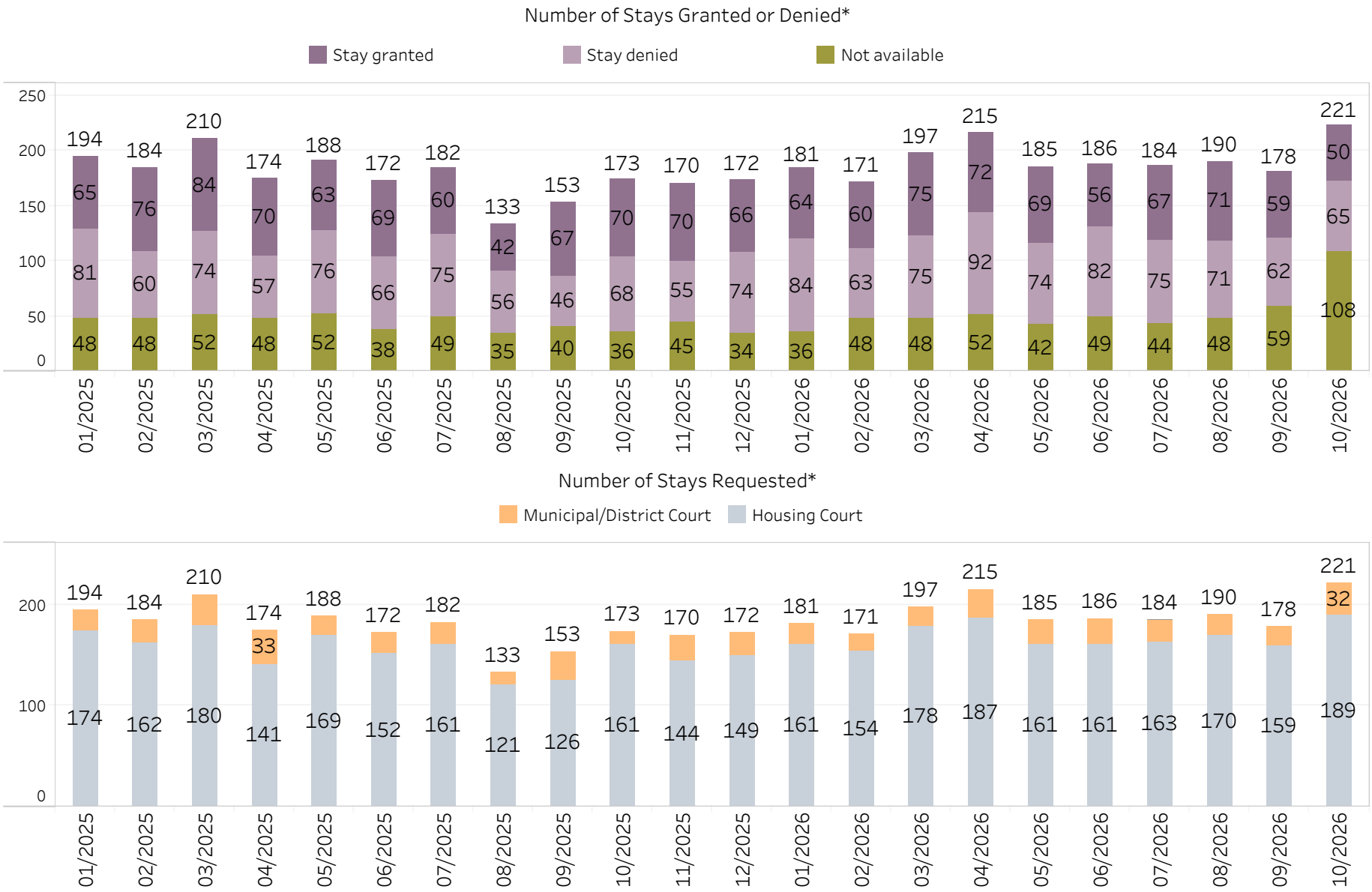
* Figures reflect cases with a stay issued on non-payment of rent cases filed in the Municipal/District Court or Housing Court. The Trial Court is continuing to explore methods to streamline data compilation while ensuring accuracy in reporting on stays and continuances. Any new reporting methods will 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)



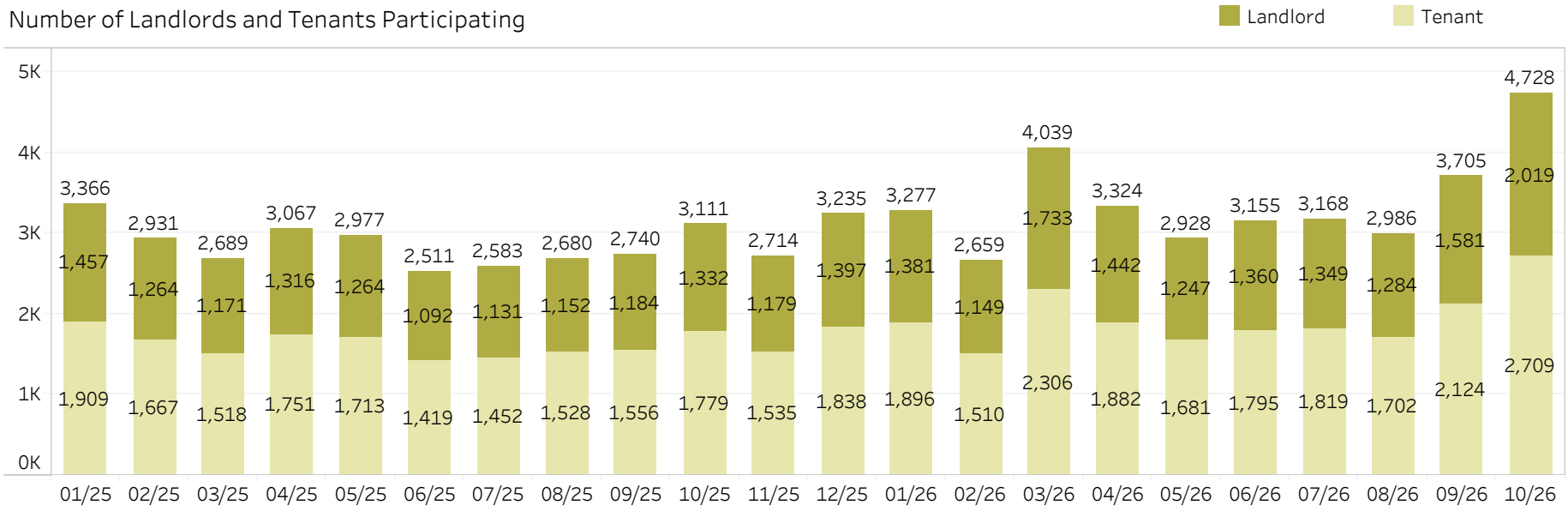
* Figures reflect the first stay issued or continuance granted on non-payment of rent cases filed in Municipal/District Court or Housing Court. The Trial Court is continuing to explore methods to streamline data compilation while ensuring accuracy in reporting on stays and continuances. Any new reporting 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.

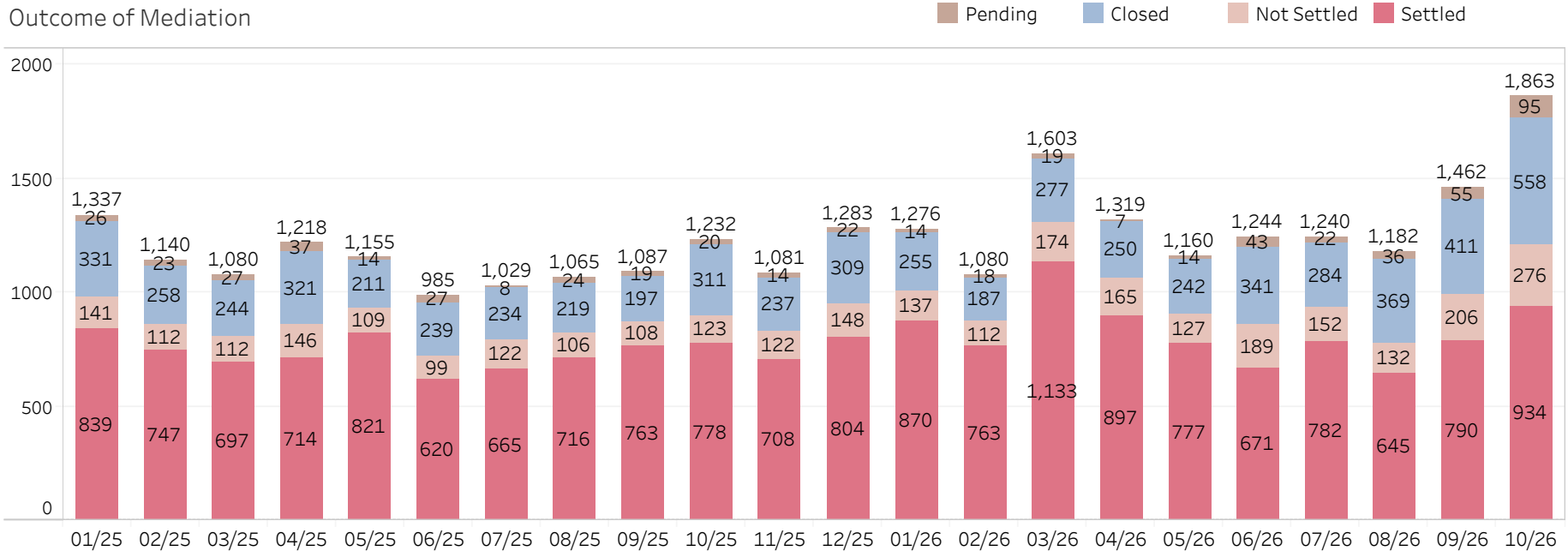
(vii) Number of stays requested, granted or denied pursuant to sections 9 and 10 of chapter 239 of the General Laws



* 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.

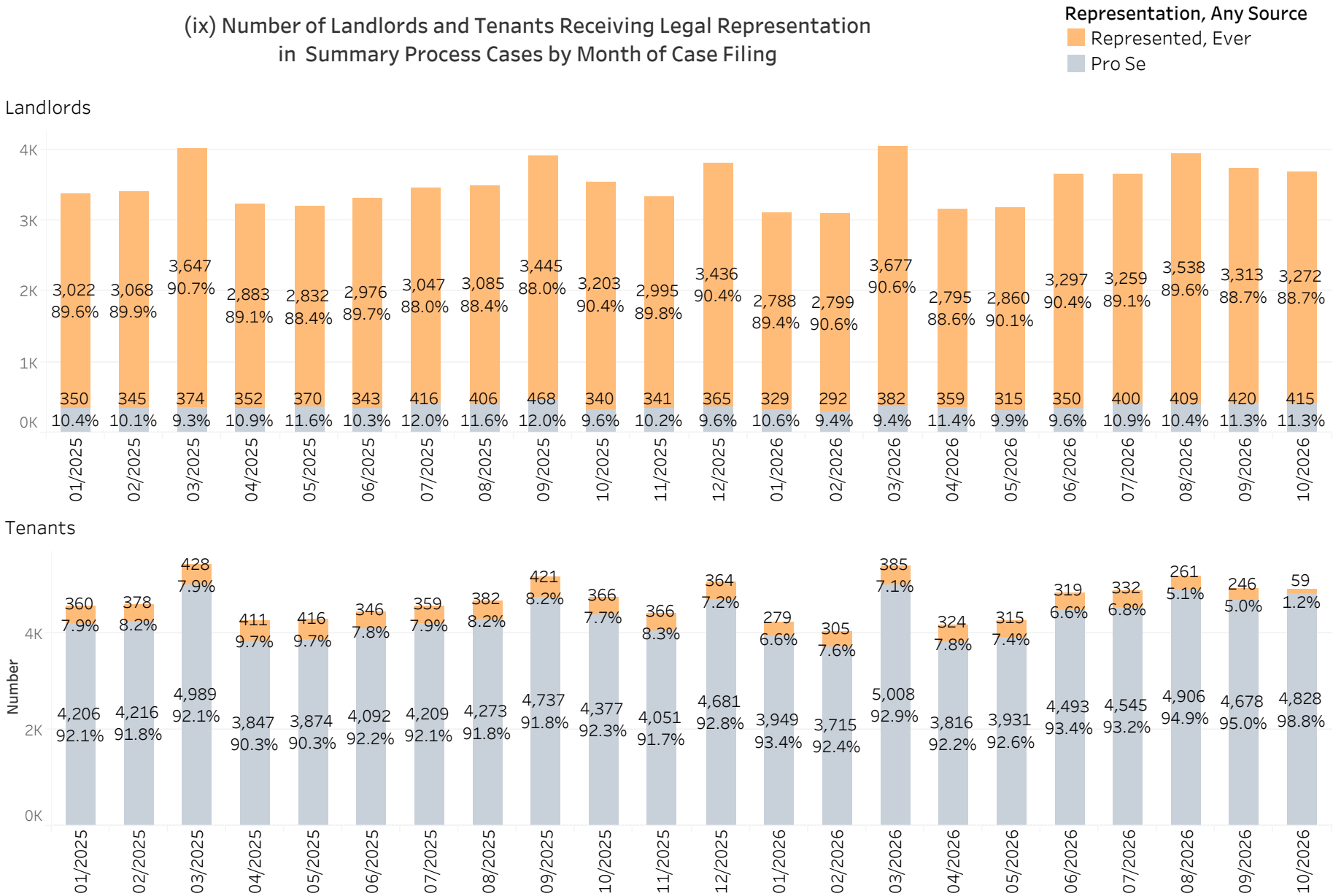
(viii) Number of landlords and tenants participating in pre-trial mediation and, to the extent practicable, the outcome of each mediation





* 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



* 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.