



THE TRIAL COURT OF MASSACHUSETTS  
EXECUTIVE OFFICE OF THE TRIAL COURT

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

Heidi E. Brieger  
Chief Justice of the Trial Court

Thomas G. Ambrosino  
Court Administrator

**Via Electronic Filing (LAWS)**

Timothy Carroll  
Clerk of the Massachusetts House of Representatives

Michael D. Hurley  
Clerk of the Massachusetts Senate

Re: Monthly Summary Process Report

November 14, 2025

Dear Clerk Carroll and Clerk Hurley:

Pursuant to G.L. c. 239, § 15, we submit the Massachusetts Trial Court's monthly report detailing, among other things, new summary process (eviction) filings in the Commonwealth. More specifically, G.L. c. 239, § 15(c) states:

Not later than the fifteenth day of each month, the executive office of the trial court shall submit a report for the previous month to the clerks of the house of representatives and the senate, the house and senate committees on ways and means, the joint committee on housing and the joint committee on the judiciary that shall include, but not be limited to: (i) the number of actions for summary process entered and filed with each court having jurisdiction over an action for summary process; (ii) the number of default judgments entered, delineated by the reason for the summary process filing; (iii) the number of execution for possession orders granted, delineated by the reason for the summary process filing; (iv) the number of continuances requested and granted due to pending applications for emergency rental assistance pursuant to subsection (b); (v) the number of stays issued due to pending applications for emergency rental assistance pursuant to said subsection (b); (vi) the average length of a continuance and stay granted pursuant to said subsection (b); (vii) the number of stays requested, granted or denied pursuant to sections 9 and 10; (viii) the

number of landlords and tenants participating in pre-trial mediation and, to the extent practicable, the outcome of each mediation; (ix) the number of landlords and tenants receiving legal representation and legal services through on-site court diversion and support resources; and (x) any other relevant information as the trial court may decide.

Each monthly report is also publicly available online at: <https://www.mass.gov/lists/monthly-reports-section-15-of-chapter-239-of-the-general-laws-permanent-rental-protections>

In addition, we want to update you on the data in the November 2025 monthly report regarding stays and continuances. Based on feedback from Trial Court staff, the Trial Court's Department of Research and Planning (DRAP) made two updates that significantly increased the number of cases appearing in the report for both the Boston Municipal Court (BMC) and the District Court for stays and continuances data. The monthly report's business rules for the BMC and District Court now capture codes for motions for stay and motions for continuance, as well as the new action code, "Residential Non-Payment of Rent," which had not been previously included. As a result of these updates, the following data changed:

The number of continuances requested increased from 24 to 371 cases for the time period, January 2024 to October 2025.

The number of stays issued increased from 70 to 100 cases for the time period, January 2024 to October 2025.

The number of stays requested increased from 148 to 487 cases for the time period, January 2024 to October 2025.

We hope you find this information useful.

As always, thank you for your support.

Sincerely,



Heidi E. Brieger  
Chief Justice of the Trial Court



Thomas G. Ambrosino  
Court Administrator

cc: House Committee on Ways and Means  
Senate Committee on Ways and Means  
Joint Committee on Housing  
Joint Committee on the Judiciary