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

Michael P. Coelho
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 16, 2026

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

We hope you find this information useful.

Thank you for your support.

Sincerely,

Heidi E. Brieger
Chief Justice of the Trial Court

Michael P. Coelho
Court Administrator

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