



**OFFICE OF THE COMMISSION AUDITOR
MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

Monthly Report on Countywide Evictions Data

April 2021

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The following is being reported pursuant to Section 4 of Resolution No. R-58-21:

- (a) There are 4,020 pending residential and commercial evictions that were filed on or after March 1, 2020 through February 28, 2021. Pending eviction cases include open eviction cases (i.e., eviction cases without a disposition) and reopened cases (i.e., cases with outstanding post-judgment court action);
- (b) There are 3,757 pending residential and commercial evictions that were filed after April 2, 2020 through February 28, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through February 28, 2021 is 2,496;
- (c) There were 9,072 residential and commercial evictions filed after April 2, 2020 through February 28, 2021. From October 1, 2020 through February 28, 2021, there were 457 commercial evictions filed;
- (d) Through February 28, 2021, there are 441 pending evictions in which declarations were filed with the court in accordance with the court's administrative orders and the CARES Act. Of that number, 334 were VACA declarations filed by the Plaintiff-Landlord and 82 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 25 cases in which both types of declarations were filed;
- (e) From October 1, 2020 through February 28, 2021, there were 4,182 residential evictions in which declarations were not filed with the court, of which 2,151 are pending cases; and
- (f) From the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through February 28, 2021, there were 2,475 writs of possession issued. Of that number, 86 were for commercial properties and 1,233 for residential. A total of 1,156 were not classified by property type.

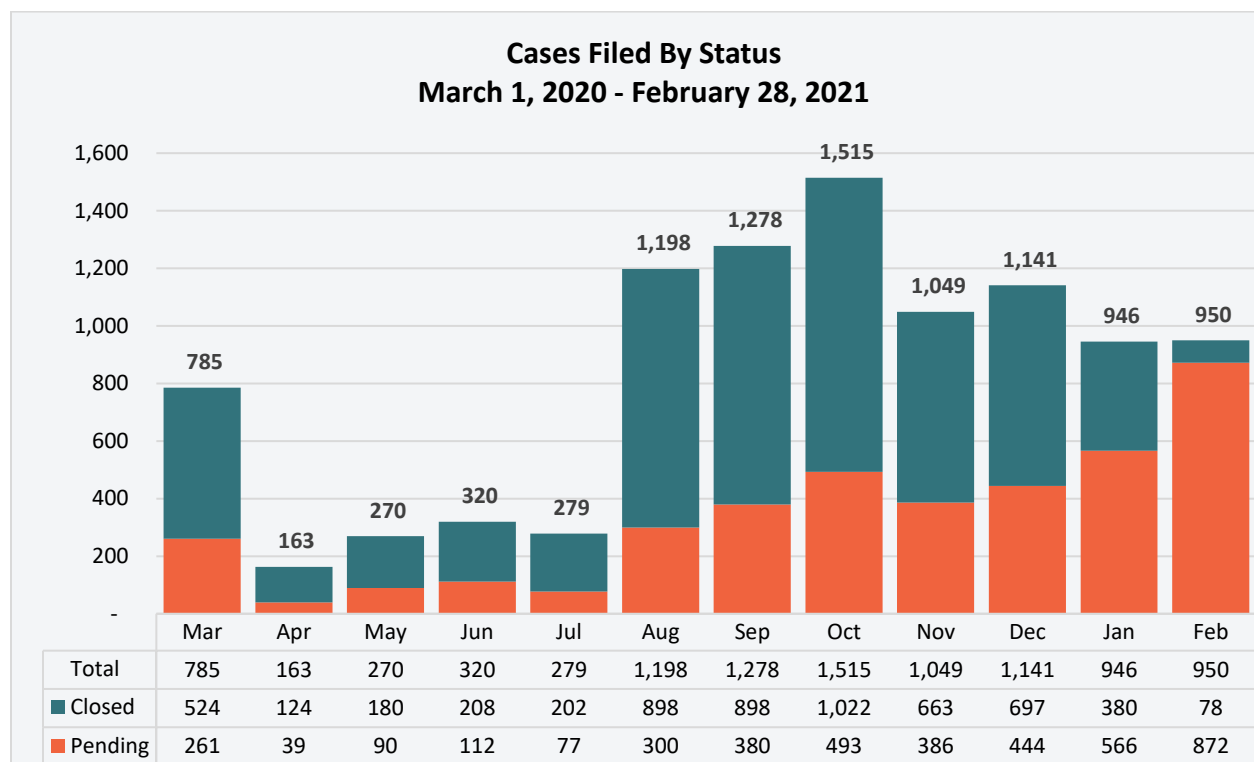
Additionally, since March 1, 2020 through February 28, 2021, there have been 575 writs of possession executed. This total of writs executed includes instances where the tenant vacated the property pursuant to an issued writ of possession as well as those where MDPD enforcement was required to return possession to the landlord. Of the 575 writs executed during this time period, 305 required enforcement by MDPD, and 270 were instances where possession was returned to the landlord without MDPD enforcement being necessary.

The report includes the following attachments:

- Figure 1 captures on a monthly basis, from March 1, 2020 through February 28, 2021, the total number of eviction cases filed by case status (pending or closed).
- Figure 2 captures the total number of evictions filed in each month, from October 2020 to February 2021, classified by property type (residential or commercial) and case status (pending or closed) as of February 28, 2021.
- Figure 3 depicts eviction case activity by month from March 1, 2021 to February 28, 2021. The total cases filed and writs issued each month are shown.
- Figure 4 depicts the number of writs issued by property type from October 1, 2020 through February 28, 2021.

- Figure 5 displays the number of writs of possession executed by MDPD (MDPD Enforced) relative to those where possession was returned to the landlord without MDPD enforcement being necessary (Non-MDPD Enforced) from March 1, 2020 through February 28, 2021.
- Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and February 28, 2021.
- Figure 7 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through February 28, 2021.
- Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through February 28, 2021.

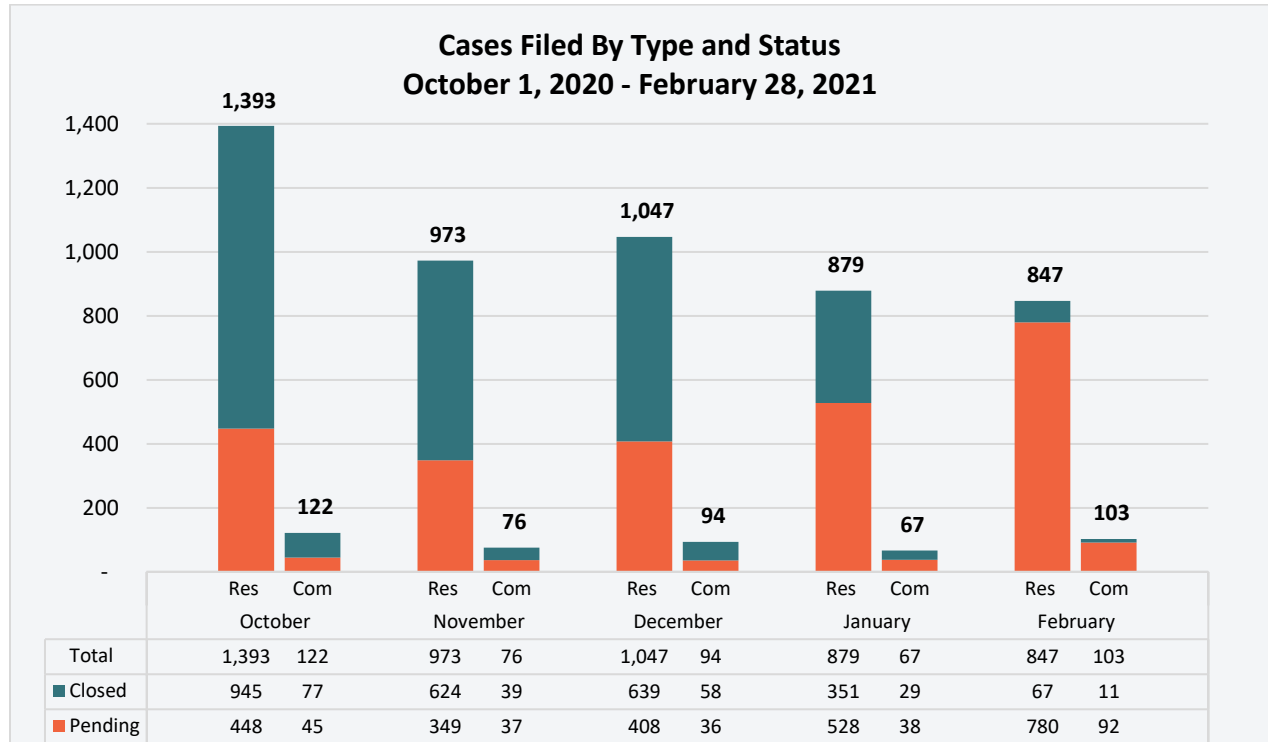
Figure 1



Source: Odyssey Case Manager System (Clerk of Courts)

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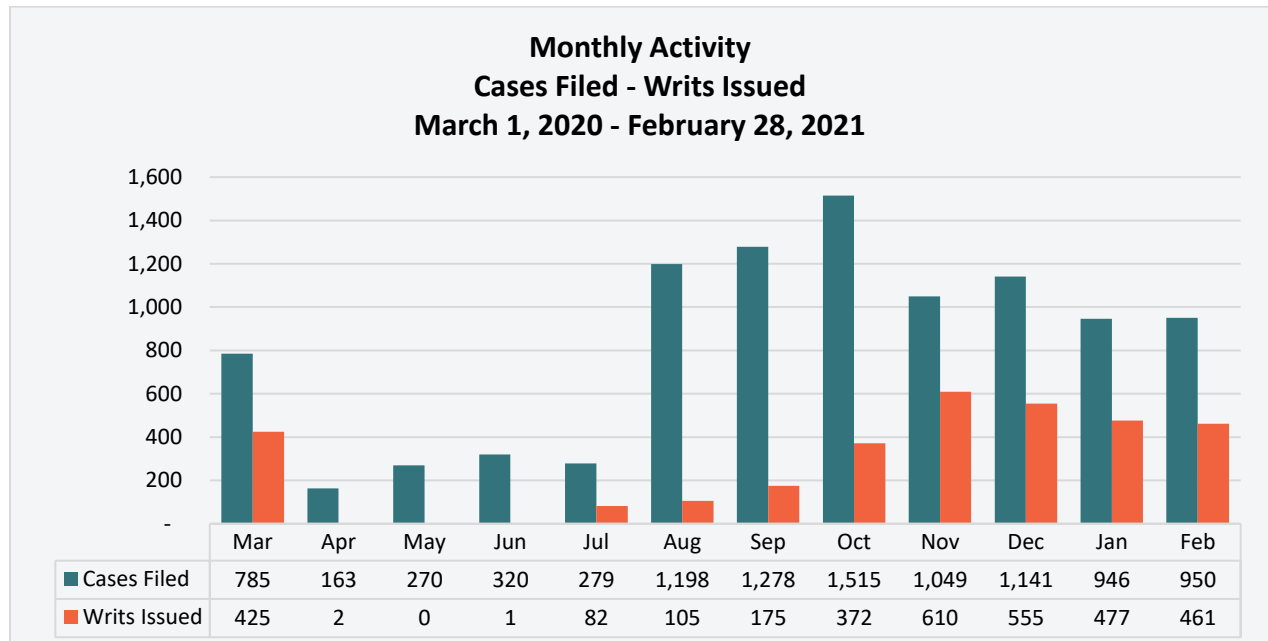
Figure 2



Source: Odyssey Case Manager System (Clerk of Courts)

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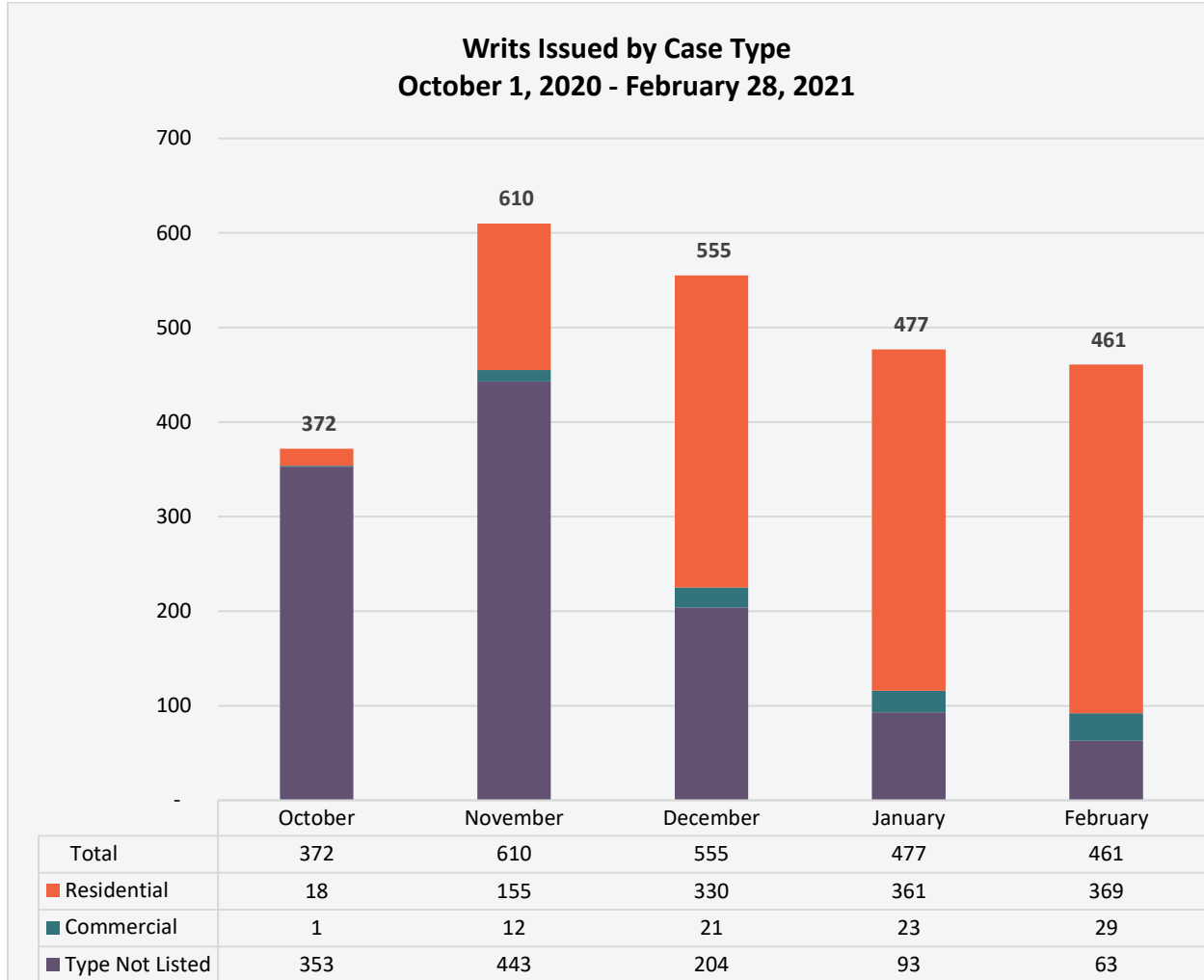
Figure 3



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4



Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 4 captures writs issued after October 1, 2020 irrespective of the case filing date. The Odyssey Case Manager System did not distinguish between commercial and residential evictions prior to October 1, 2020. Accordingly, the “Type Not Listed” category represents cases that have not been classified by property type as they were filed prior to October 1, 2020.

Figure 5

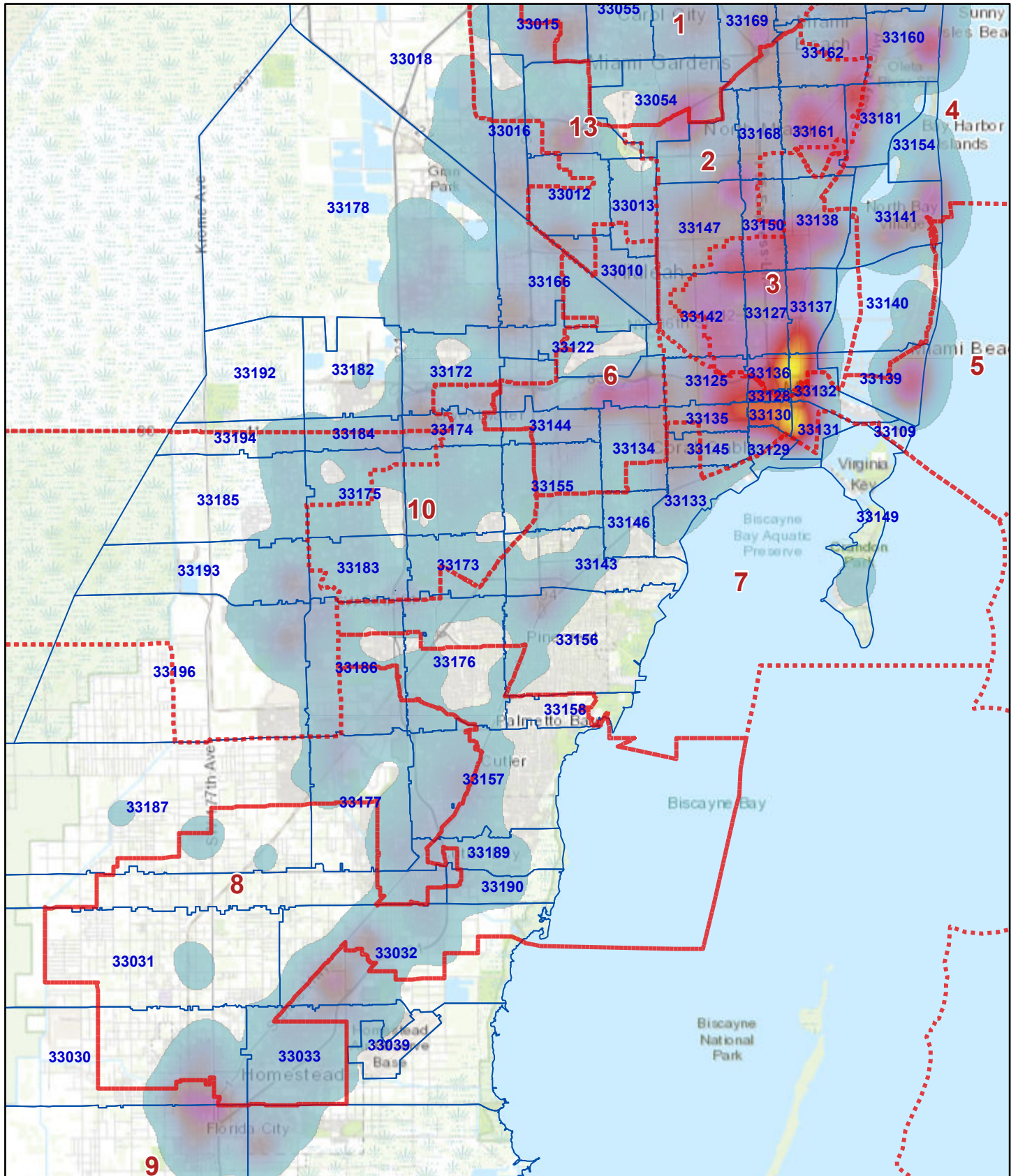
Total Number of Writs of Possession Executed (March 1, 2020 - February 28, 2021)													
Eviction Event	March	April	May	June	July	August	September	October	November	December	January	February	Total
MDPD Enforced	197	0	0	0	0	0	0	0	87	17	3	1	305
Non-MDPD Enforced	66	1	1	79	5	0	0	0	109	2	7	0	270
Total Writs Executed	263	1	1	79	5	0	0	0	196	19	10	1	575

Source: Teleosoft CountySuite
(Miami-Dade County Police Department)

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Figure 6

Number of Pending Eviction Cases (March 1, 2020 - February 28, 2021)



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 Commission District Boundary

 Zip Code Boundary

 Eviction Cases
High
Low

1:288,895
0 2.25 4.5 9 mi
0 3.5 7 14 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Figure 7

Number of Pending Eviction Cases (Filed on or after March 1, 2020 - February 28, 2021)

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	46	33147	144
33012	35	33149	4
33013	27	33150	102
33014	46	33154	10
33015	66	33155	39
33016	35	33156	26
33018	27	33157	66
33030	27	33158	1
33031	8	33160	97
33032	82	33161	165
33033	62	33162	79
33034	43	33165	19
33035	28	33166	62
33054	105	33167	30
33055	28	33168	46
33056	57	33169	119
33122	19	33170	21
33125	115	33172	47
33126	108	33173	13
33127	99	33174	30
33128	24	33175	22
33129	9	33176	23
33130	127	33177	39
33131	86	33178	71
33132	126	33179	84
33133	19	33180	42
33134	42	33181	94
33135	94	33182	2
33136	93	33183	18
33137	123	33184	20
33138	93	33185	10
33139	70	33186	53
33140	12	33187	11
33141	96	33189	5
33142	166	33190	12
33143	16	33193	26
33144	28	33194	5
33145	36	33196	36
33146	4		

TOTAL PENDING EVICTION CASES - 4,020

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 8

Number of Pending Eviction Cases by District

March 1, 2020 - February 28, 2021

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	330
2	Jean Monestime	546
3	Keon Hardemon	752
4	Sally A. Heyman	363
5	Eileen Higgins	515
6	Rebeca Sosa	239
7	Raquel Regalado	136
8	Danielle Cohen Higgins	159
9	Kionne McGhee	341
10	Sen. Javier D. Souto	81
11	Joe A. Martinez	143
12	Jose "Pepe" Diaz	262
13	René García	153

TOTAL PENDING EVICTION CASES - 4,020

Source: Odyssey Case Manager System (Clerk of Courts)

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Report produced by the Office of the Commission Auditor

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The Office of the Commission Auditor, Miami-Dade Board of County Commissioners

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented

This report, prepared in collaboration with the Miami Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).