



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

**Monthly Report on Countywide Evictions Data**

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**June 2021**

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Commission Auditor

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

- (a) There are 4,440 pending residential and commercial evictions that were filed on or after March 1, 2020 through April 30, 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 4,208 pending residential and commercial evictions that were filed after April 2, 2020 through April 30, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through April 30, 2021 is 2,974;
- (c) There were 10,933 residential and commercial evictions filed after April 2, 2020 through April 30, 2021. From October 1, 2020 through April 30, 2021, there were 653 commercial evictions filed;
- (d) Through April 30, 2021, there are 532 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, 360 were VACA declarations filed by the Plaintiff-Landlord and 138 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 34 cases in which both types of declarations were filed;
- (e) From October 1, 2020 through April 30, 2021, there were 5,558 residential evictions in which declarations were not filed with the court, of which 2,527 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 April 30, 2021, there were 3,413 writs of possession issued. Of that number, 155 were for commercial properties and 2,016 for residential. A total of 1,242 were not classified by property type.

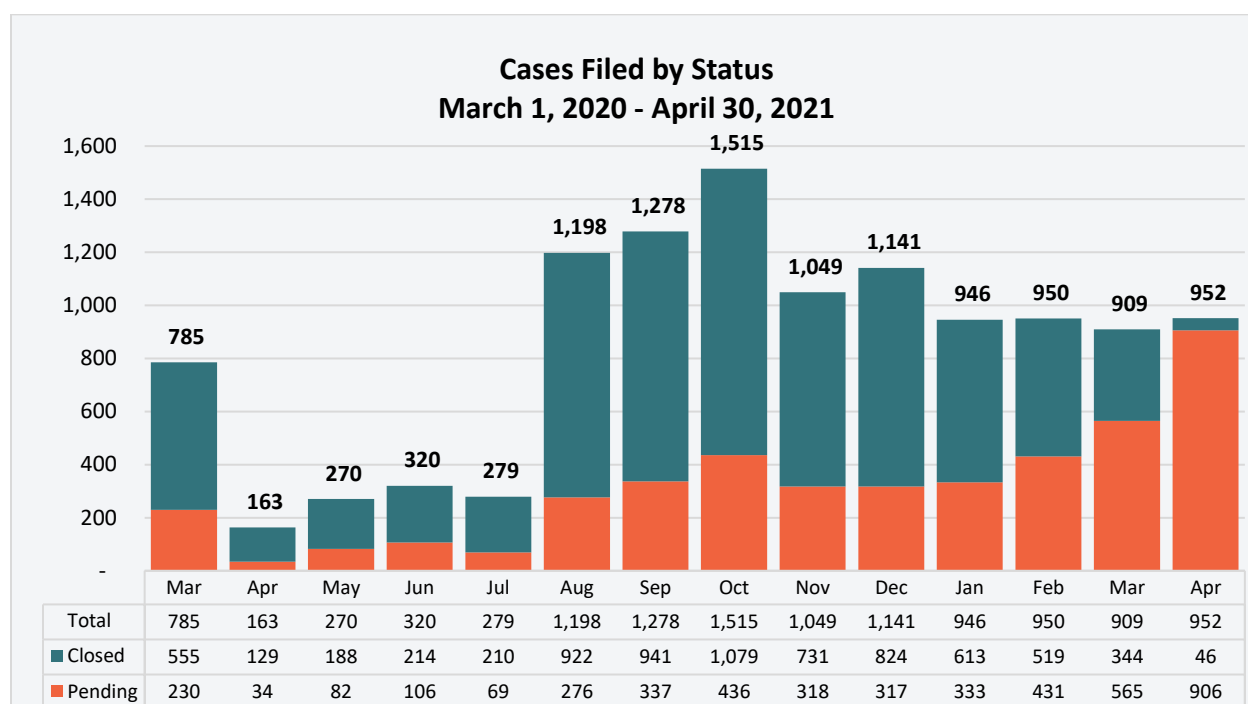
Additionally, since March 1, 2020 through April 30, 2021, there have been 1,848 writs of possession executed. This total of writs executed includes instances where the tenant vacated the property pursuant to an issued writ of possession as well as those where MDPD enforcement was required to return possession to the landlord. Of the 1,848 writs executed during this time period, 1,169 required enforcement by MDPD, and 679 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 April 30, 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 April 2021, classified by property type (residential or commercial) and case status (pending or closed) as of April 30, 2021.
- Figure 3 depicts eviction case activity by month from March 1, 2021 to April 30, 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 April 30, 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 April 30, 2021.
- Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and April 30, 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 April 30, 2021.
- Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through April 30, 2021.

**Figure 1**

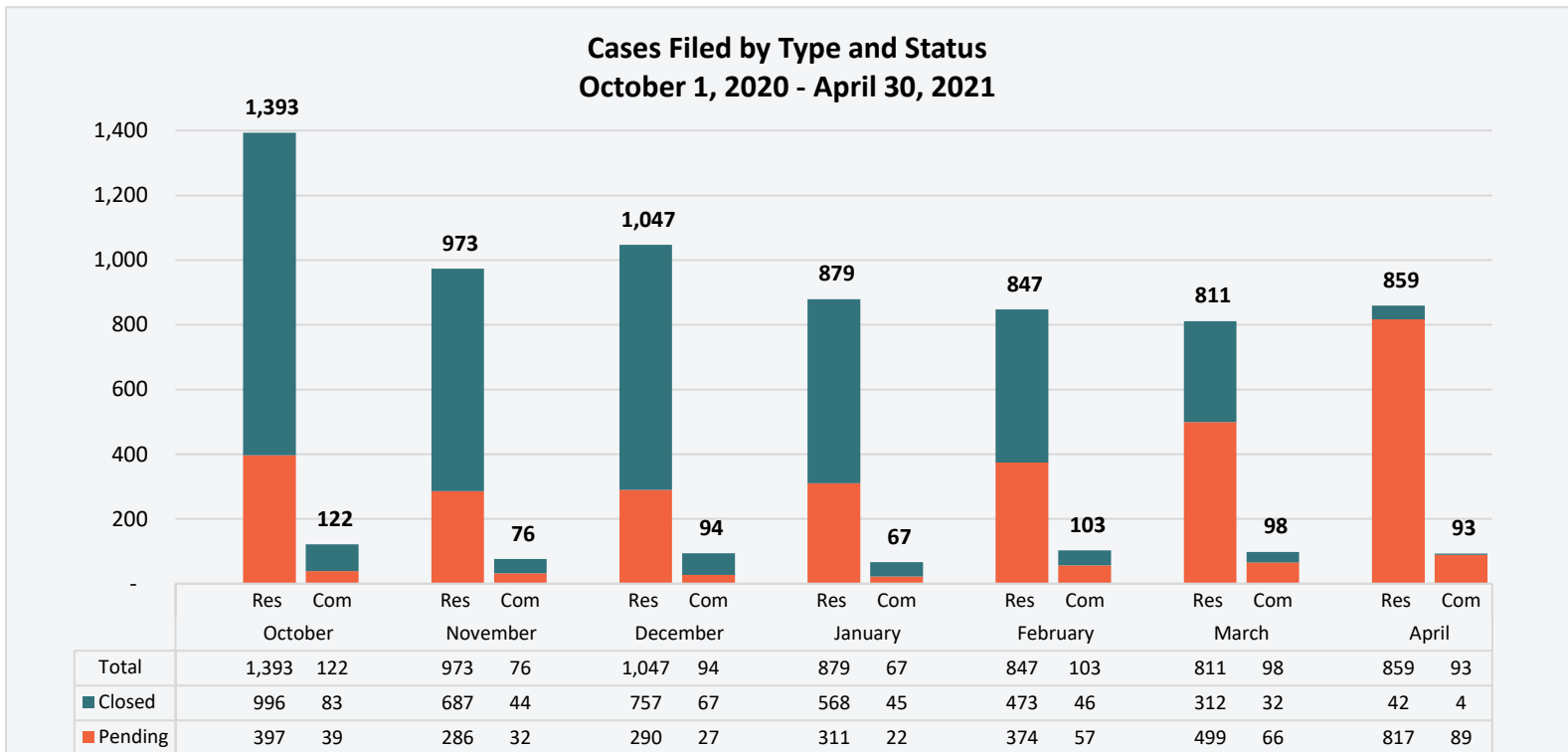


**Source: Odyssey Case Manager System (Clerk of Courts)**

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*Note that the total number of cases filed depicted in Figures 1, 2, and 3 represents the elimination of one case filed in February 2021 (Case No. 2021-003945-CC-23) that was present in the previous data report received from Clerk of Courts as well as the addition of two cases filed in March 2021 (Case Nos. 2021-002356-CC-24 and 2021-003976-CC-21) that were not present in the previous data report received from Clerk of Courts. The total for April 2021 excludes one case (Case No. 2021-008948-CC-23) wherein the venue for the proceeding was Miami-Dade County pursuant to the terms of the lease agreement between the parties, but the eviction property address was in Palm Beach County.*

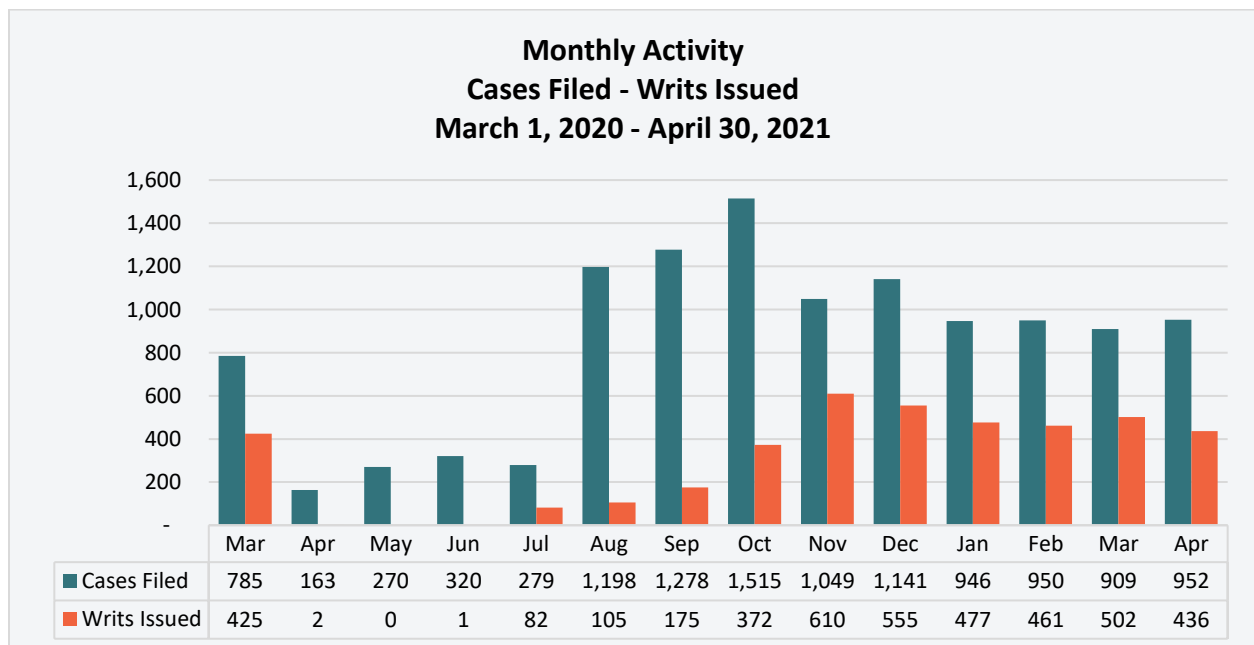
Figure 2



Source: Odyssey Case Manager System (Clerk of Courts)

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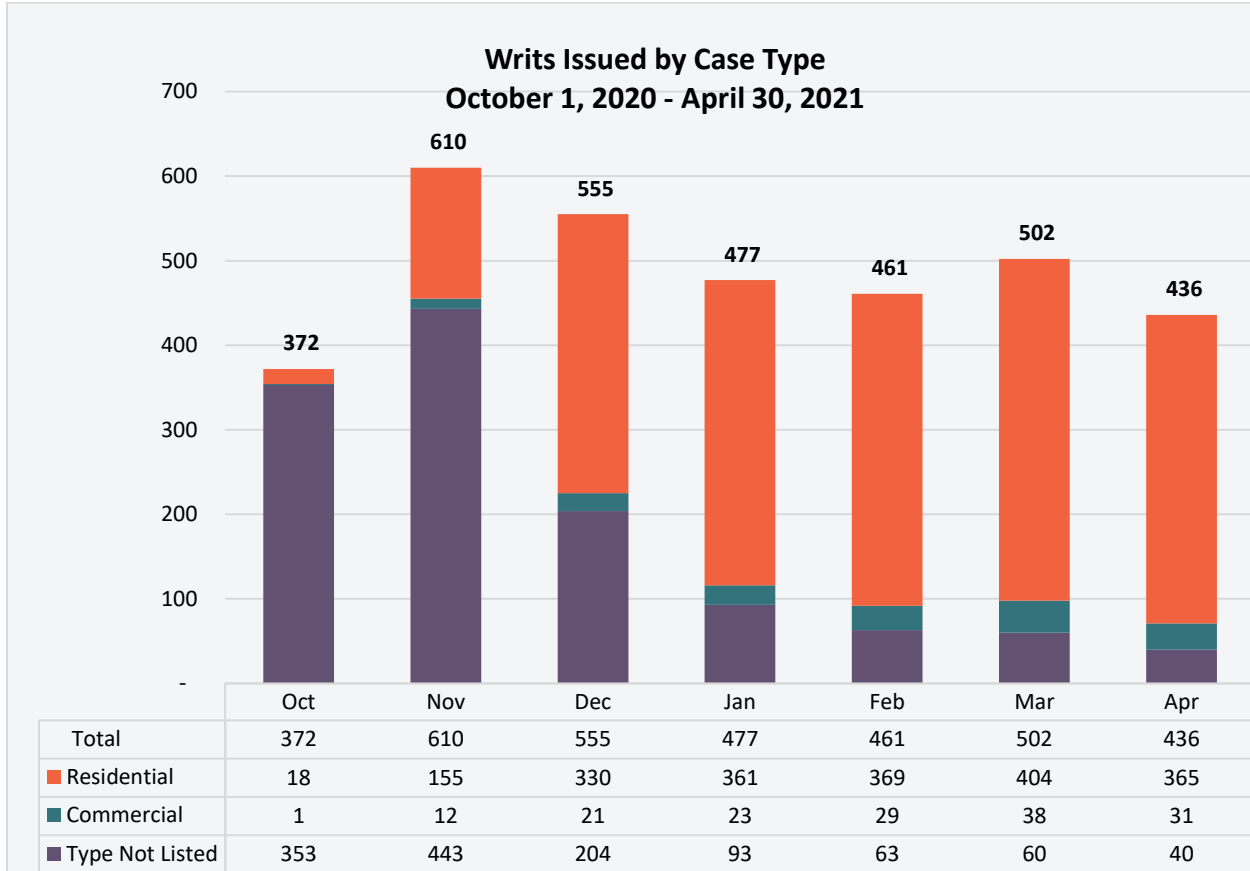
Figure 3



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 - April 30, 2021)**

	March	April	May	June	July	August	September	October	November	December	January	February	March	April	Total
MDPD Enforced	197	0	0	0	0	0	0	0	87	17	3	1	330	534	1169
Non-MDPD Enforced	66	1	1	79	5	0	0	0	109	2	7	0	144	265	679
<b>Total Writs Executed</b>	<b>263</b>	<b>1</b>	<b>1</b>	<b>79</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>19</b>	<b>10</b>	<b>1</b>	<b>474</b>	<b>799</b>	<b>1,848</b>

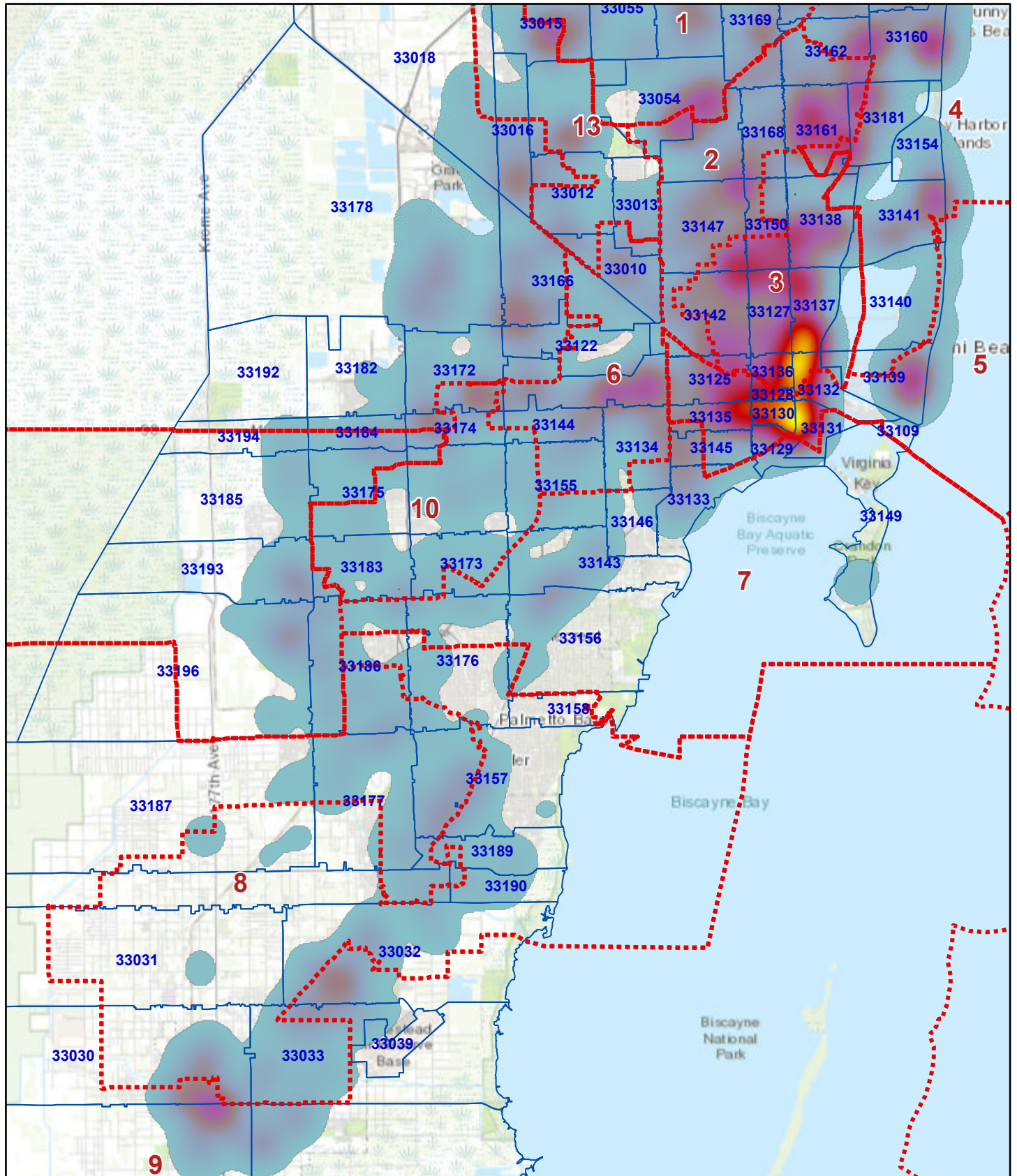
**Source: Teleosoft CountySuite (Miami-Dade County Police Department)**

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As of March 5, 2021, writs on commercial properties are being executed, and pending writs which do not qualify for the CDC eviction moratorium are being scheduled for service by MDPD, as stated in a March 10, 2021 memorandum from the Mayor to the BCC. The total number of writs executed includes those executed for foreclosure cases. Note that the number of writs executed for the month of March 2021 is being retroactively updated to account for 39 writs that were executed on March 31, 2021.

Figure 6

# Number of Pending Eviction Cases (Filed March 1, 2020 - April 30, 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 by Zip Code (Filed March 1, 2020 - April 30, 2021)**

Zip Code Pending Eviction Cases		Zip Code Pending Eviction Cases	
33010	58	33149	6
33012	38	33150	106
33013	22	33154	10
33014	48	33155	37
33015	83	33156	24
33016	55	33157	71
33018	23	33160	104
33030	27	33161	192
33031	5	33162	88
33032	77	33165	24
33033	65	33166	80
33034	37	33167	36
33035	30	33168	46
33054	125	33169	105
33055	32	33170	18
33056	66	33172	62
33122	22	33173	15
33125	125	33174	39
33126	130	33175	23
33127	94	33176	30
33128	27	33177	37
33129	18	33178	84
33130	158	33179	91
33131	105	33180	43
33132	161	33181	75
33133	28	33182	4
33134	39	33183	16
33135	111	33184	20
33136	95	33185	14
33137	183	33186	58
33138	92	33187	14
33139	74	33189	9
33140	17	33190	12
33141	93	33193	27
33142	157	33194	5
33143	27	33196	41
33144	32	33152	1
33145	38	33023	1
33146	5	33148	1
33147	149		

**TOTAL PENDING EVICTION CASES - 4,440**

Source: Odyssey Case Manager System (Clerk of Courts)

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**Figure 8**

**Number of Pending Eviction Cases by District**

**Filed March 1, 2020 - April 30, 2021**

<b>District Number</b>	<b>Commissioner</b>	<b>Pending Eviction Cases</b>
1	Oliver Gilbert	356
2	Jean Monestime	548
3	Keon Hardemon	846
4	Sally A. Heyman	389
5	Eileen Higgins	601
6	Rebeca Sosa	264
7	Raquel Regalado	171
8	Danielle Cohen Higgins	166
9	Kionne McGhee	352
10	Sen. Javier D. Souto	108
11	Joe A. Martinez	157
12	Jose "Pepe" Diaz	321
13	René García	161

**TOTAL PENDING EVICTION CASES - 4,440**

**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).