



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

**Monthly Report on Countywide Evictions Data**

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**March 2021**

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

- (a) There are 3,908 pending residential and commercial evictions that were filed on or after March 1, 2020 through January 31, 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 3,624 pending residential and commercial evictions that were filed after April 2, 2020 through January 31, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through January 31, 2021 is 2,304;
- (c) There were 8,122 residential and commercial evictions filed after April 2, 2020 through January 31, 2021. From October 1, 2020 through January 31, 2021, there were 355 commercial evictions filed;
- (d) Through January 31, 2021, there are 424 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, 343 were VACA declarations filed by the Plaintiff-Landlord and 58 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 23 cases in which both types of declarations were filed;
- (e) From October 1, 2020 through January 31, 2021, there were 3,495 residential evictions in which declarations were not filed with the court, of which 1,960 are pending cases;<sup>1</sup> and
- (f) From the expiration of the Governor's Executive Order No. 20-180 at 12:01am on October 1, 2020 through January 31, 2021, there were 2,014 writs of possession issued. Of that number, 57 were for commercial properties and 864 for residential. A total of 1,093 were not classified by property type.

Additionally, since March 1, 2020 through January 31, 2021, there have been 574 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 574 writs executed during this time period, 304 required enforcement by MDPD, and 270 were instances where possession was returned to the landlord without MDPD enforcement being necessary.

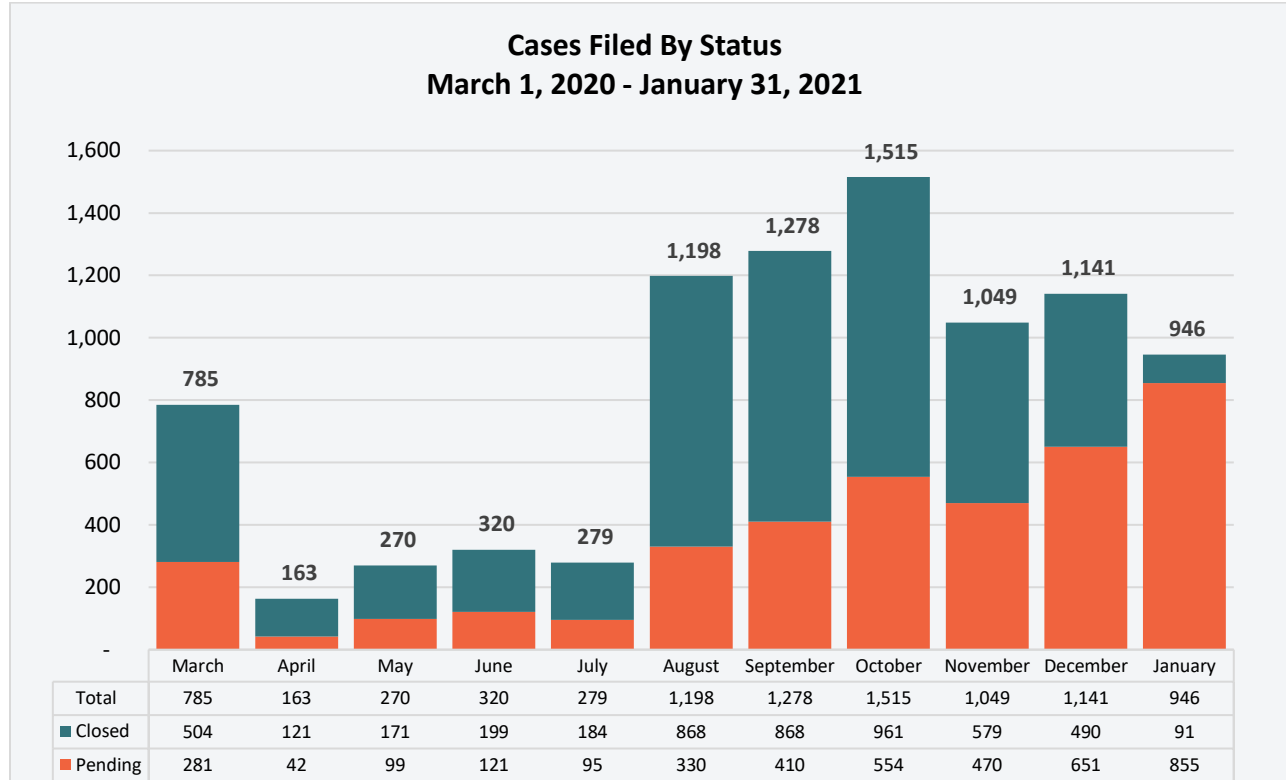
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<sup>1</sup> The methodology employed in the previous report showed the number of eviction cases in which declarations were not filed with the court where writs of possession were issued. Under the stated methodology, there were 332 residential evictions in which declarations were not filed with the court from October 1, 2020 to December 31, 2020, of which three are pending cases. Utilizing this report's methodology, which shows the number of residential evictions in which declarations were not filed with the court, irrespective of whether writs were issued in those cases, there were 2,744 residential evictions in which declarations were not filed with the court from October 1, 2020 to December 31, 2020, of which 1,517 are pending cases.

The report includes the following attachments:

- Figure 1 captures on a monthly basis, from March 1, 2020 through January 31, 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 January 2021, classified by property type (residential or commercial) and case status (pending or closed) as of January 31, 2021.
- Figure 3 depicts eviction case activity by month from March 1, 2021 to January 31, 2021. The totals of cases filed and writs issued in each month are shown.
- Figure 4 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 January 31, 2021.
- Figure 5 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed from March 1, 2020 through January 31, 2021.
- Figure 6 is a table denoting the total number of pending eviction cases filed in each County zip code from March 1, 2020 through January 31, 2021.
- Figure 7 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through January 31, 2021.

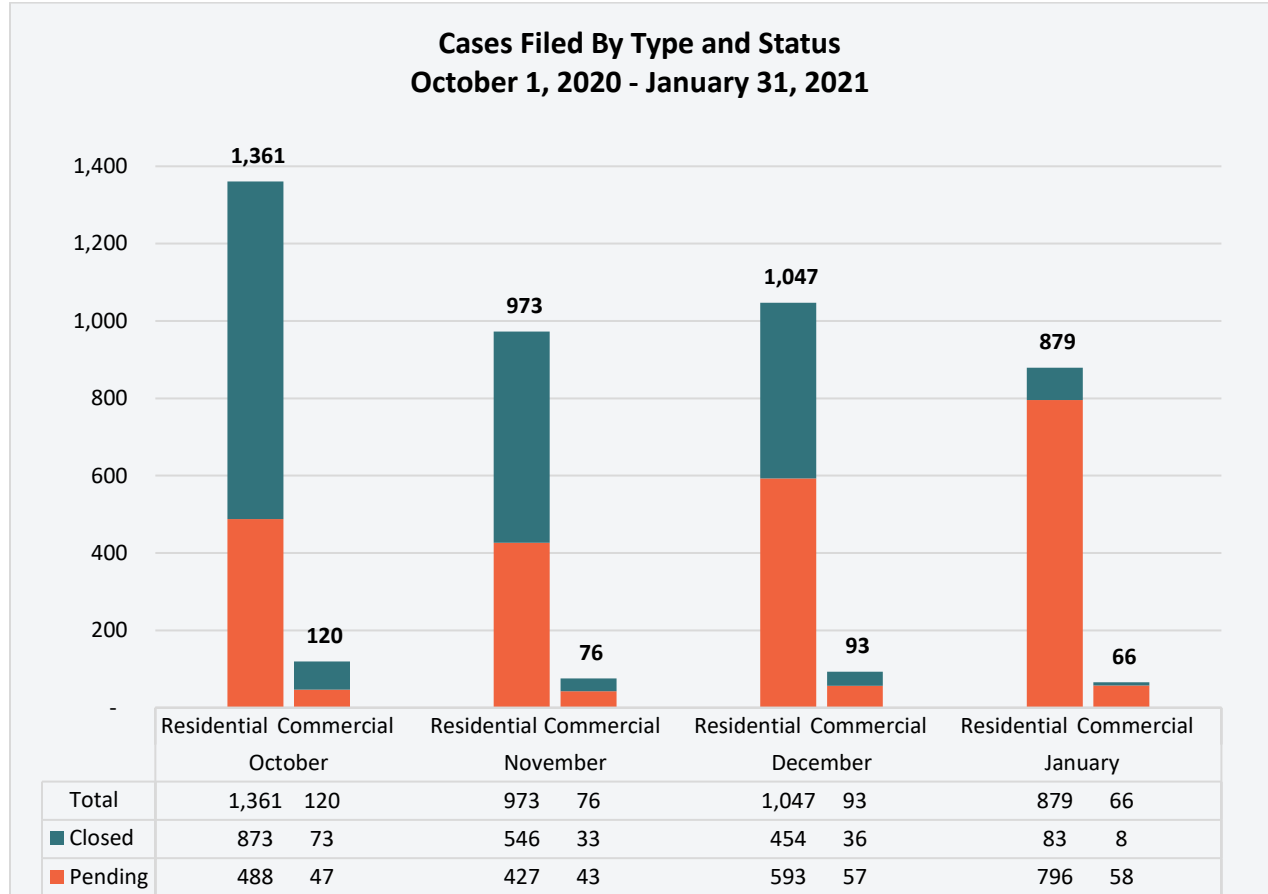
**Figure 1**



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

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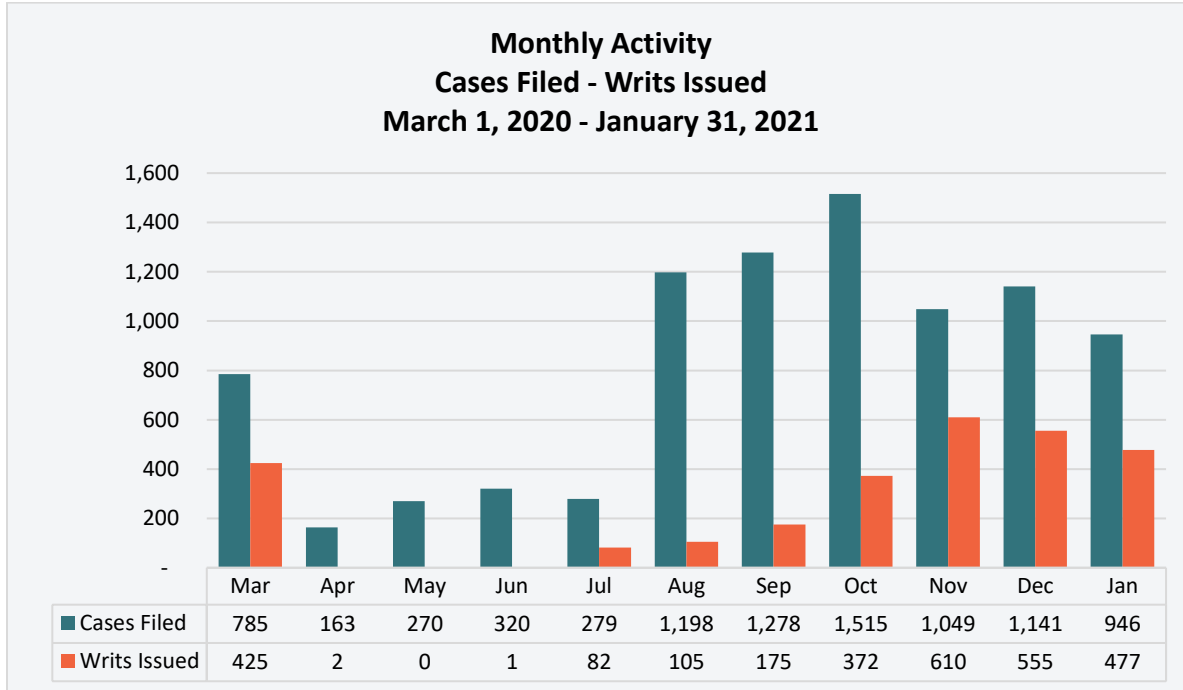
**Figure 2**



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

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**Figure 3**



**Source:** Odyssey Case Manager System (Clerk of Courts) *Office of the Commission Auditor*

Figure 3 captures monthly eviction case activity. Cases filed totals depict cases filed within each month (during the time period of March 1, 2020 to January 31, 2021). Writs issued totals depict the number of writs of possession issued in each month (during the time period of March 1, 2020 to January 31, 2021), irrespective of filing date, e.g., an eviction case filed in January 2020 where a writ was issued in March 2020 would be included in the March writs issued total.

**Figure 4**

**Total Number of Writs of Possession Executed**  
**(March 1, 2020 - January 31, 2021)**

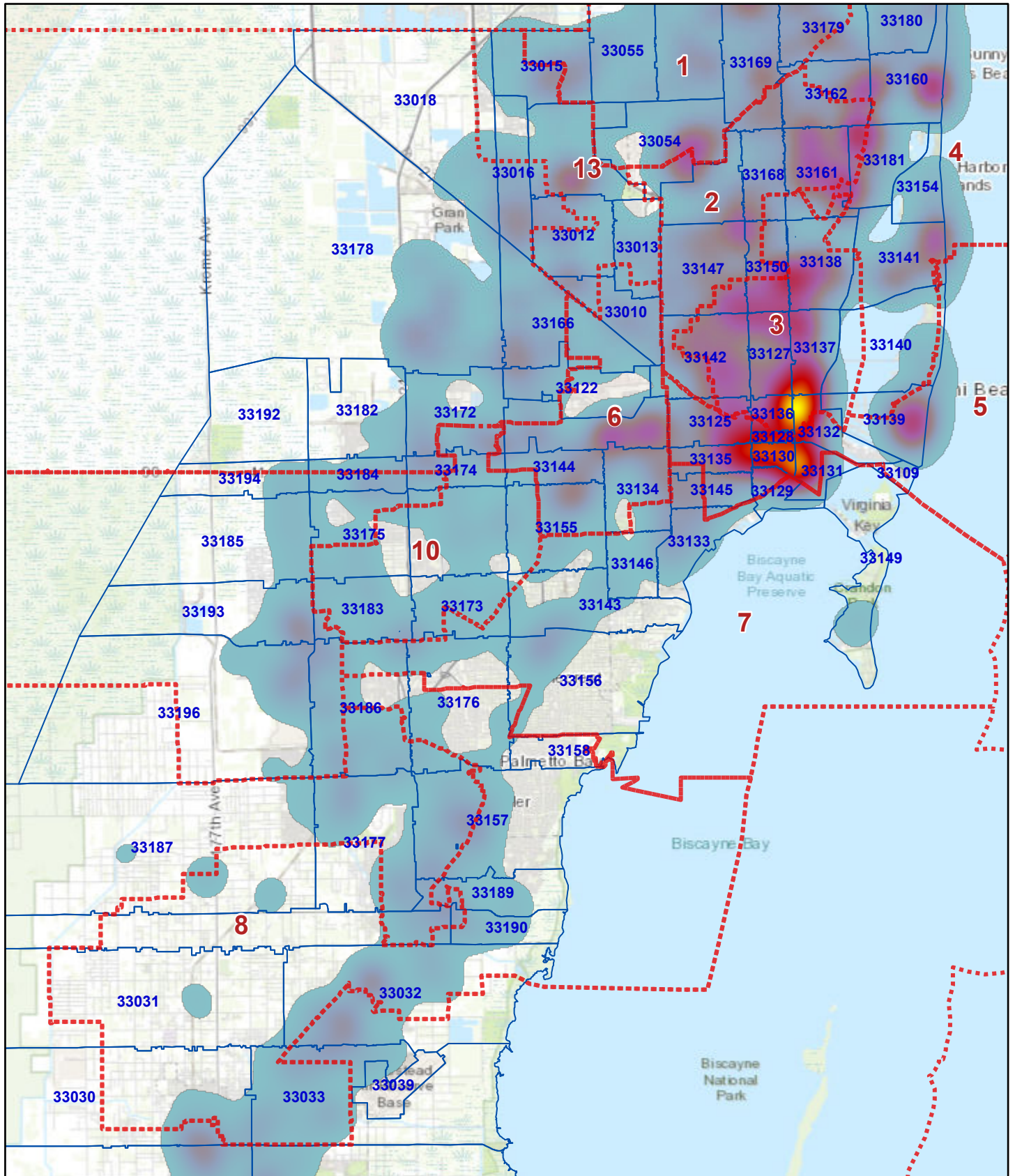
Eviction Event	March	April	May	June	July	August	September	October	November	December	January	Total
MDPD Enforced	197	0	0	0	0	0	0	0	87	17	3	304
Non-MDPD Enforced	66	1	1	79	5	0	0	0	109	2	7	270
<b>Total Writs Executed</b>	<b>263</b>	<b>1</b>	<b>1</b>	<b>79</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>19</b>	<b>10</b>	<b>574</b>

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

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Figure 5

# Number of Pending Eviction Cases (March 1, 2020 - January 31, 2021)



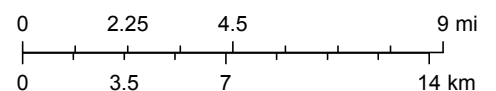
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1:288,895

- Commission District Boundary
- Zip Code Boundary



Eviction Cases



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 6

**Number of Pending Eviction Cases (Filed on or after March 1, 2020 - January 31, 2021)**

Zip Code	Pending Eviction Cases	Zip Code	Pending Eviction Cases
33010	48	33147	149
33012	42	33149	5
33013	21	33150	98
33014	58	33154	12
33015	56	33155	47
33016	42	33156	21
33018	21	33157	67
33030	23	33158	1
33031	7	33160	93
33032	67	33161	165
33033	61	33162	81
33034	31	33165	20
33035	22	33166	61
33054	94	33167	30
33055	29	33168	41
33056	56	33169	115
33122	21	33170	21
33125	113	33172	44
33126	102	33173	12
33127	99	33174	21
33128	25	33175	19
33129	10	33176	23
33130	128	33177	35
33131	86	33178	73
33132	130	33179	83
33133	22	33180	36
33134	38	33181	80
33135	86	33182	3
33136	81	33183	17
33137	122	33184	18
33138	92	33185	13
33139	79	33186	52
33140	12	33187	13
33141	87	33189	5
33142	153	33190	14
33143	14	33193	27
33144	31	33194	5
33145	32	33196	39
33146	8		

**TOTAL PENDING EVICTION CASES - 3,908**

Source: Odyssey Case Manager System (Clerk of Courts)

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Figure 7

**Number of Pending Eviction Cases by District**

March 1, 2020 - January 31, 2021

District Number	Commissioner	Pending Eviction Cases
1	Oliver Gilbert	327
2	Jean Monestime	520
3	Keon Hardemon	766
4	Sally A. Heyman	342
5	Eileen Higgins	539
6	Rebeca Sosa	246
7	Raquel Regalado	134
8	Danielle Cohen Higgins	140
9	Kionne McGhee	259
10	Sen. Javier D. Souto	79
11	Joe A. Martinez	141
12	Jose "Pepe" Diaz	259
13	René García	156

**TOTAL PENDING EVICTION CASES - 3,908**

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).