



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

**Monthly Report on Countywide Evictions Data**

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**May 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 4,151 pending residential and commercial evictions that were filed on or after March 1, 2020 through March 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 3,912 pending residential and commercial evictions that were filed after April 2, 2020 through March 31, 2021. The number of pending residential evictions that were filed on or after October 1, 2020 through March 31, 2021 is 2,664;
- (c) There were 9,980 residential and commercial evictions filed after April 2, 2020 through March 31, 2021. From October 1, 2020 through March 31, 2021, there were 560 commercial evictions filed;
- (d) Through March 31, 2021, there are 495 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, 344 were VACA declarations filed by the Plaintiff-Landlord and 120 were CDC Tenant Declarations filed by the Defendant-Tenant. There were 31 cases in which both types of declarations were filed;
- (e) From October 1, 2020 through March 31, 2021, there were 4,810 residential evictions in which declarations were not filed with the court, of which 2,248 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 March 31, 2021, there were 2,977 writs of possession issued. Of that number, 124 were for commercial properties and 1,637 for residential. A total of 1,216 were not classified by property type.

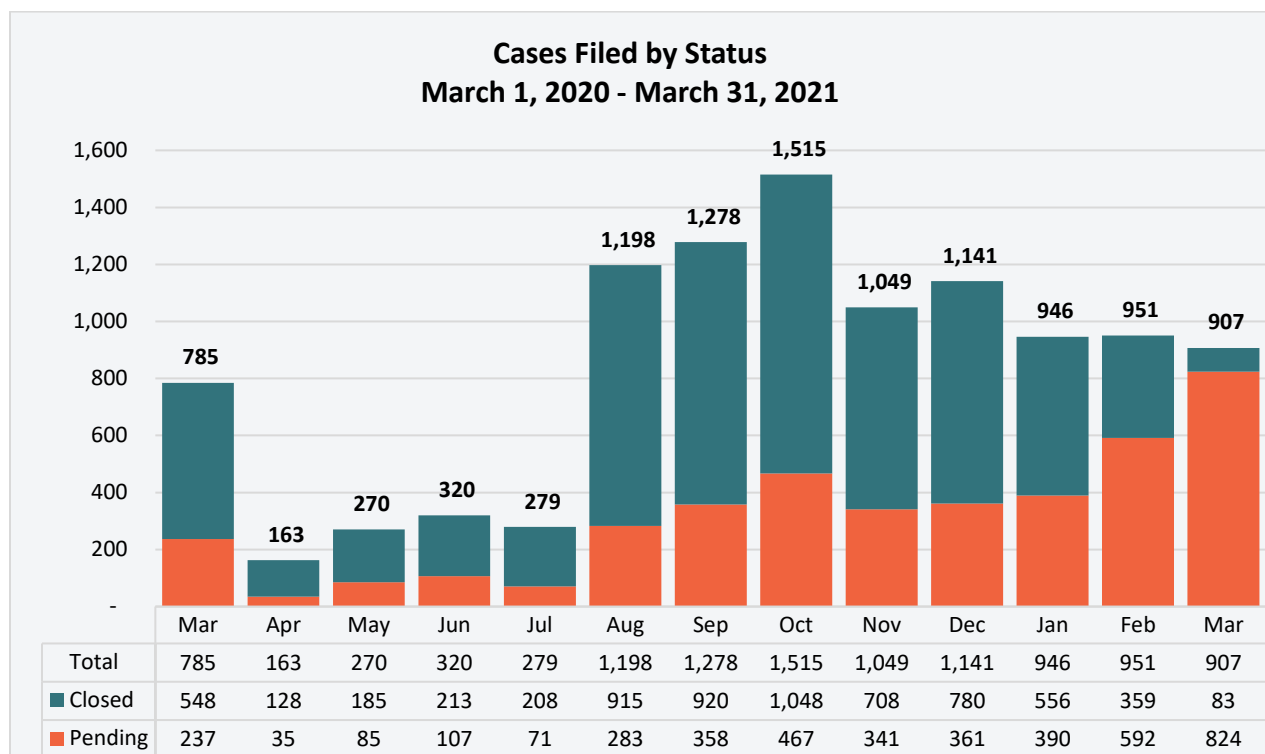
Additionally, since March 1, 2020 through March 31, 2021, there have been 1,010 writs of possession executed. This total of writs executed includes instances where the tenant vacated the property pursuant to an issued writ of possession as well as those where MDPD enforcement was required to return possession to the landlord. Of the 1,010 writs executed during this time period, 608 required enforcement by MDPD, and 402 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 March 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 March 2021, classified by property type (residential or commercial) and case status (pending or closed) as of March 31, 2021.
- Figure 3 depicts eviction case activity by month from March 1, 2021 to March 31, 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 March 31, 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 March 31, 2021.
- Figure 6 is a heatmap highlighting by zip code and Commission District pending countywide evictions filed between March 1, 2020 and March 31, 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 March 31, 2021.
- Figure 8 is a table denoting the total number of pending eviction cases filed in each Commission District from March 1, 2020 through March 31, 2021.

**Figure 1**

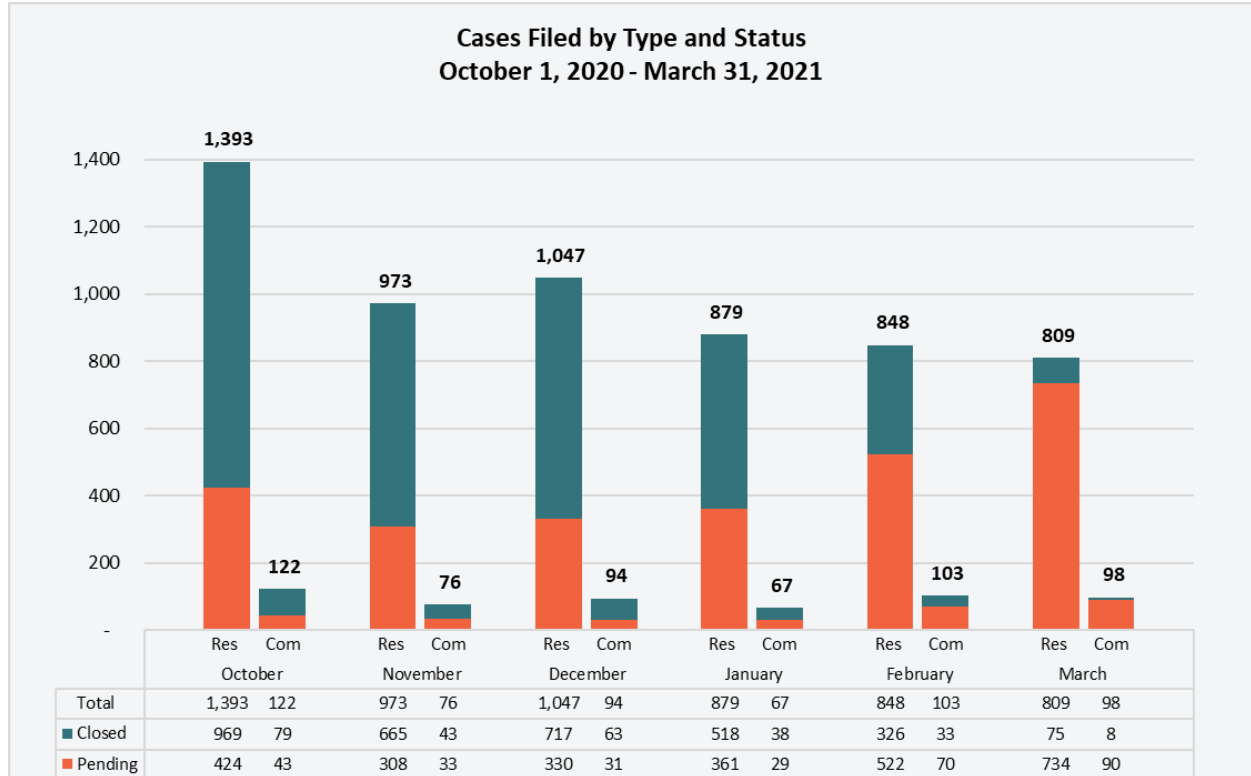


**Source: Odyssey Case Manager System (Clerk of Courts)**

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*Note that the total number of cases filed for February 2021 depicted in Figures 1, 2, and 3 represents the addition of one case, 2021-002855-CC-20, that was not present in the previous data report received from Clerk of Courts.*

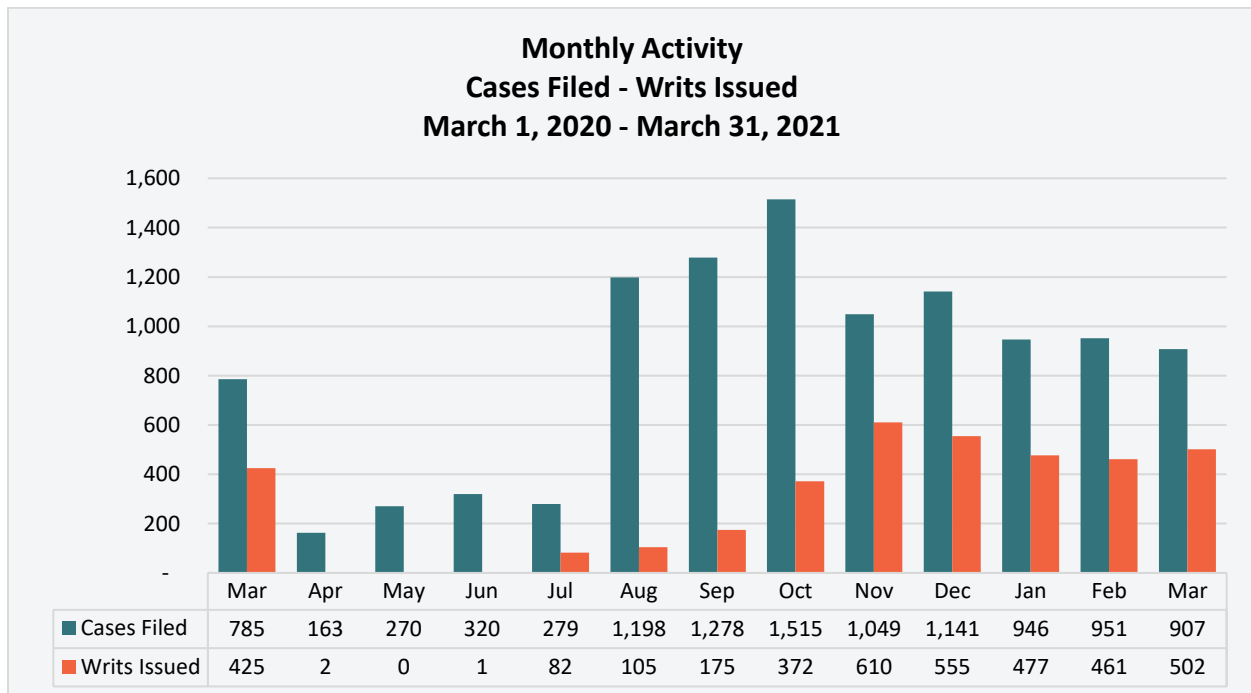
**Figure 2**



Source: Odyssey Case Manager System (Clerk of Courts)

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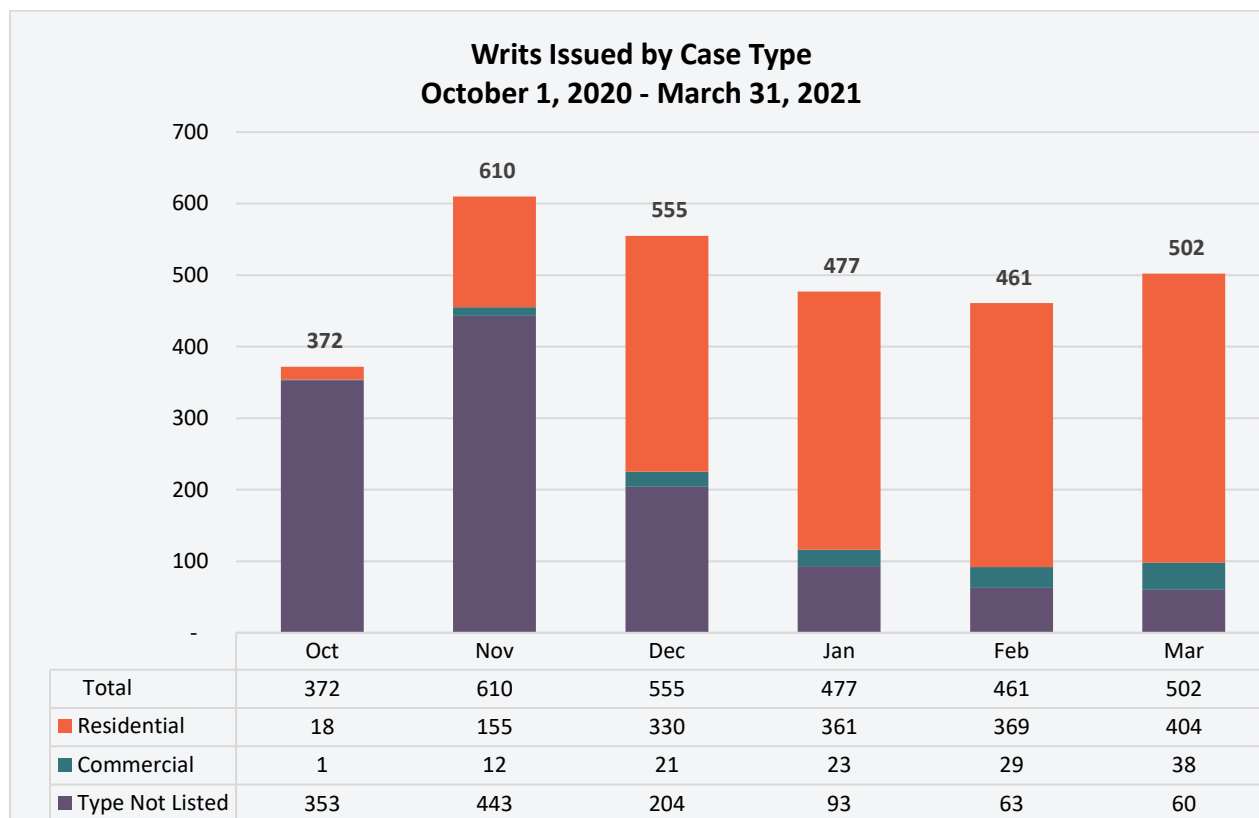
**Figure 3**



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 - March 31, 2021)**

	March	April	May	June	July	August	September	October	November	December	January	February	March	Total
MDPD Enforced	197	0	0	0	0	0	0	0	87	17	3	1	303	608
Non-MDPD Enforced	66	1	1	79	5	0	0	0	109	2	7	0	132	402
<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>435</b>	<b>1,010</b>

**Source: Teleosoft CountySuite**

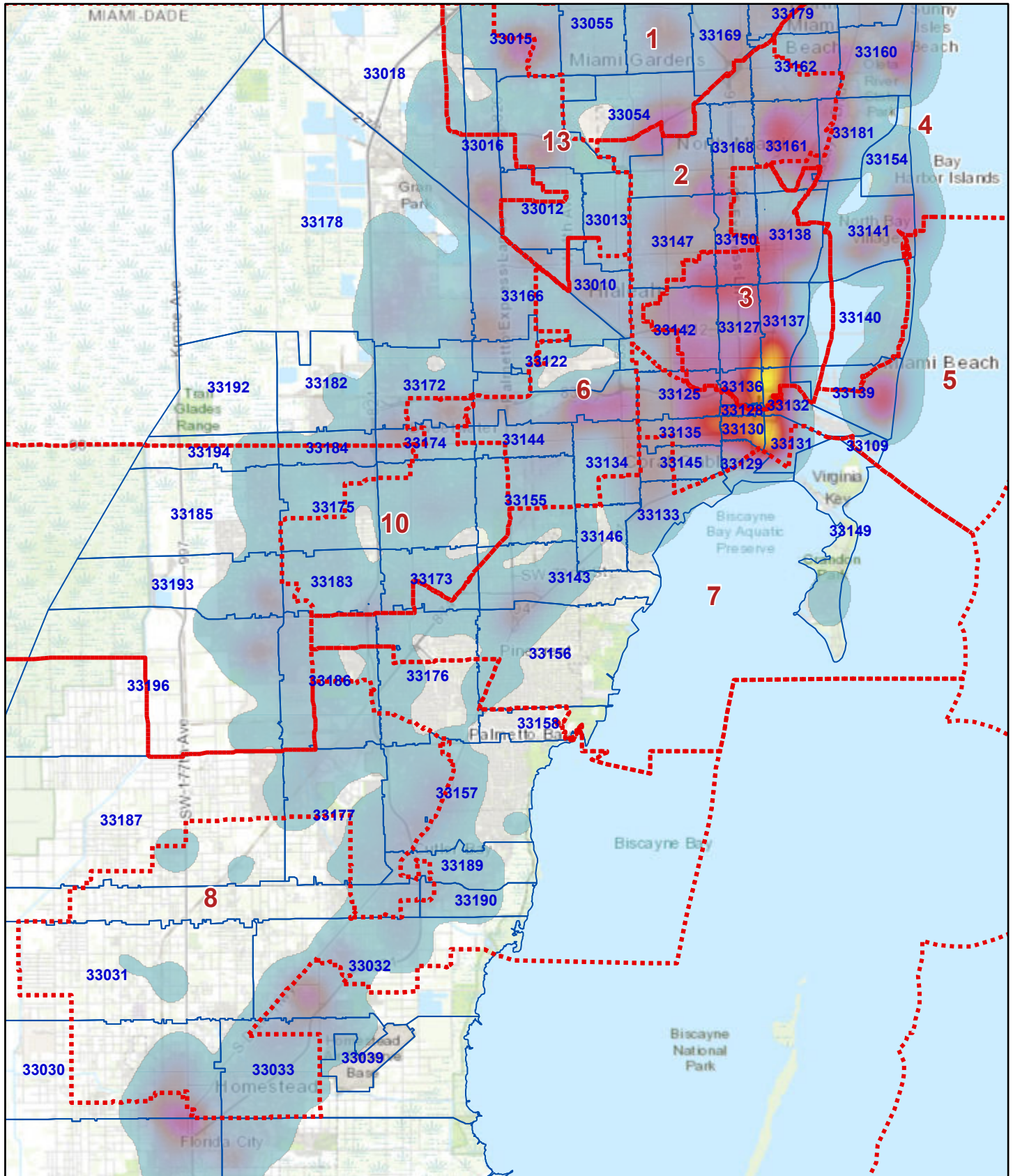
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**(Miami-Dade County Police Department)**



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. A total of 303 writs were executed by MDPD in March 2021. Note that MDPD’s data on writs executed does not distinguish between writs executed for evictions and those executed for foreclosures. Thus, the total number of writs executed includes those executed for foreclosure cases.

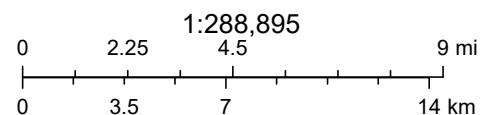
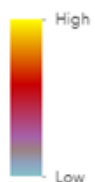
Figure 6

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



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-  Commission District Boundary
-  Zip Code Boundary



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 - March 31, 2021)**

<b>Zip Code</b>	<b>Pending Eviction Cases</b>	<b>Zip Code</b>	<b>Pending Eviction Cases</b>
33010	52	33149	5
33012	37	33150	102
33013	21	33154	10
33014	44	33155	35
33015	80	33156	27
33016	56	33157	67
33018	29	33160	96
33030	28	33161	190
33031	5	33162	76
33032	74	33165	23
33033	61	33166	66
33034	35	33167	35
33035	26	33168	46
33054	109	33169	109
33055	32	33170	17
33056	62	33172	54
33122	16	33173	13
33125	117	33174	29
33126	109	33175	22
33127	104	33176	26
33128	22	33177	38
33129	17	33178	75
33130	124	33179	87
33131	94	33180	43
33132	134	33181	73
33133	26	33182	5
33134	44	33183	17
33135	91	33184	19
33136	98	33185	14
33137	144	33186	52
33138	92	33187	11
33139	79	33189	7
33140	15	33190	15
33141	102	33193	30
33142	165	33194	4
33143	23	33196	39
33144	31	33152	1
33145	38	33163	1
33146	4	33023	1
33147	130	33148	1

**TOTAL PENDING EVICTION CASES - 4,151**

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 - March 31, 2021**

<b>District Number</b>	<b>Commissioner</b>	<b>Pending Eviction Cases</b>
1	Oliver Gilbert	331
2	Jean Monestime	525
3	Keon Hardemon	796
4	Sally A. Heyman	381
5	Eileen Higgins	537
6	Rebeca Sosa	242
7	Raquel Regalado	157
8	Danielle Cohen Higgins	160
9	Kionne McGhee	323
10	Sen. Javier D. Souto	99
11	Joe A. Martinez	149
12	Jose "Pepe" Diaz	288
13	René García	163

**TOTAL PENDING EVICTION CASES - 4,151**

**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).