



FORCIBLE DETAINER CASES FILED CY 2019 - 2021 FAYETTE COUNTY

July 15, 2022

Statistics Request Overall Description

On June 8, 2022, Research and Statistics received a request for a report of the number of Forcible Detainer cases filed in Fayette County during Calendar Years (CY) 2019-2021 and the status of these cases.

CourtNet, which provides a summary of cases statewide, was queried for District Civil (Case Number Type C) cases with the Forcible Detainer (FD) Case Type Code filed from January 1, 2019, through December 31, 2021 in Fayette County. and for the presence of documents with the document codes listed below related to these cases.

Document Code	Description
EW	Eviction Notice: Warrant for Possession
NE	Eviction Notice: Notice of Eviction Hearing
FDVOC	Verification of Compliance with CARES Act
JDF	Judgment For Defendant in Forcible Entry & Detainer - Not Guilty
JPF	Judgment For Plaintiff in Forcible Entry & Detainer - Guilty

No cases filed during the requested date range included the **NE** document.

Please note the presence of document **JDF** indicates that the court found in favor of the defendant within an FD case, while the presence of document **JPF** indicates that the court found in favor of the plaintiff within an FD case. It is possible for a single case to include more than one of either document or a mixture of both documents, though this is rare. This typically occurs in cases with multiple defendants or represents data entry error.

The presence of one or more of the following document codes (**EW**, **NE** or **FDVOC**) within an FD case does not necessarily determine the court's ruling in favor of either party. The presence of these document codes indicates the filing of the document within the case and does not represent the actual process of eviction.

The Eviction Notice: Notice of Eviction Hearing (**EN**) is filed by the landlord against the tenant claiming the tenant is not entitled to remain on the premises.

The Eviction Notice: Warrant for Possession (**EW**) is filed against a tenant who was found guilty of forcible detainer at the hearing and tenant has not timely filed an appeal of the judgment of forcible detainer.

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The Verification of Compliance with CARES Act: (**FDVOC**) is a separate document that is to accompany any eviction filings verifying that the eviction is not prohibited under the CARES Act regarding the COVID-19 Federal Eviction Moratorium.

- The CARES Act eviction moratorium began on March 27, 2020, and ended on July 24, 2020. Covered tenants could not be forced to vacate, and landlords could not file notices to vacate, until 30 days after the expiration of the moratorium (August 23, 2020).
- The CDC eviction moratorium took effect September 4, 2020, and was initially slated to extend through December 31, 2020. However, it was extended legislatively through January 31, 2021, and extended again by CDC through March 31, 2021. On March 29, 2021, CDC further extended the moratorium until June 30, 2021. The CDC moratorium does not address notices to vacate.
- More information about the CARES Act can be found at the following link:
<https://crsreports.congress.gov/product/pdf/IN/IN11516>

More information about the Forcible Detainer and Eviction process can be found within the Clerk's Manual. <https://kycourts.gov/Courts/County-Information/Documents/ClerksManual.pdf>

Statistical Report (22_RS8012)

The data has been compiled into three pages.

Page 1: A bar chart presents a visualization of the number of cases filed each month along with the proportion having a status of Pending, Disposed with a Judgment for Plaintiff and/or Eviction Warrant, or Disposed without either of these documents. Please note that this is not an official status but was created for the purpose of succinctly summarizing the rest of the data presented later in the report.

Page 2: This table presents the number of cases filed in each year and month of the requested date range. It includes the total number of cases and separate counts of cases including at least one of each of the specified documents. These counts are not mutually exclusive since a case may have combinations of more than one of the indicated types of documents.

For example, the document code **FDVOC** has a result of 0 for each month until March, 2020. This means that none of these documents were entered within a Fayette County FD case that was filed prior to March 2020, but only entered in cases that were filed in later months.

Page 3: This table presents the number of cases filed in each year and month of the requested timeframe, grouped by Case Disposition. Each case may only have a single Case Disposition Type Code, and as such the reported dispositions are mutually exclusive.

Statistical Analysis Considerations:

- The statistics presented in the attached tables are a snapshot in time as of the date the data was queried: July 15, 2022.
- A single case may contain more than one of the specified types of document. This report includes only counts of distinct cases.

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Statistical Report (22_RS8012)

- Indication of the presence of an eviction warrant filed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.
- The date in which a document was entered into a case may differ from the filing or disposition date of the case and should not be considered the date in which the document was entered.
- Sealed cases are excluded from this report.

Data Variables Requested

Database	Data Variable	Description
CourtNet	County	The county in which a case was disposed in (Fayette County).
	Case Filing Date	The date each case was Filed. Case Filing Date is reported by month and Calendar Year. The Calendar Year is January 1 through December 31.
	Status	An informal indication of current status of a Forcible Detainer case created for the purpose of this report combining the datapoints below: <ul style="list-style-type: none"> • Pending: The case does not have a Disposition Code. • Disposed JPF or EW: The case has reached disposition and includes at least one JPF document and/or EW document as defined above and below. • Disposed Other: The case has reached disposition and does not include any JPF or EW documents.
	Case Disposition	An indication of the nature of the disposition of the case as determined by the case disposition code. Each case may have only one disposition code. Pending cases are identified by the absence of this code.
	Eviction Notice	An indicator that notes the presence or absence of the document NE (Notice of Eviction) in a case.
	Eviction Warrant	An indicator that notes the presence or absence of the document EW (Eviction Warrant) in a case.
	FDVOC	An indicator that notes the presence or absence of the document FDVOC (Verification of Compliance with CARES Act) in a case.
	JPF	An indicator that notes the presence or absence of the document JDF (Judgment for Defendant in Forcible Entry & Detainer - NOT GUILTY) in a case.
	JDF	An indicator that notes the presence or absence of the document JPF (Judgment for Plaintiff In Forcible Entry & Detainer - GUILTY) in a case.

Disclaimer Associated with KCOJ/AOC Database(s) and Element(s)

RESEARCH AND STATISTICS DISCLAIMER

Information received from KYCourts/CourtNet is subject to change(s), reprogramming, modification(s) of format and availability at the direction of the Administrative Office of the Courts (AOC), and may not at any particular moment reflect the true status of court cases due to ordinary limitation(s), delay(s) or error(s) in the system's operation. The KYCourts/CourtNet database is not a real-time system. All datasets are a snapshot of case data at the time a query is run. Case counts are not counts of individuals as some persons may have multiple cases.

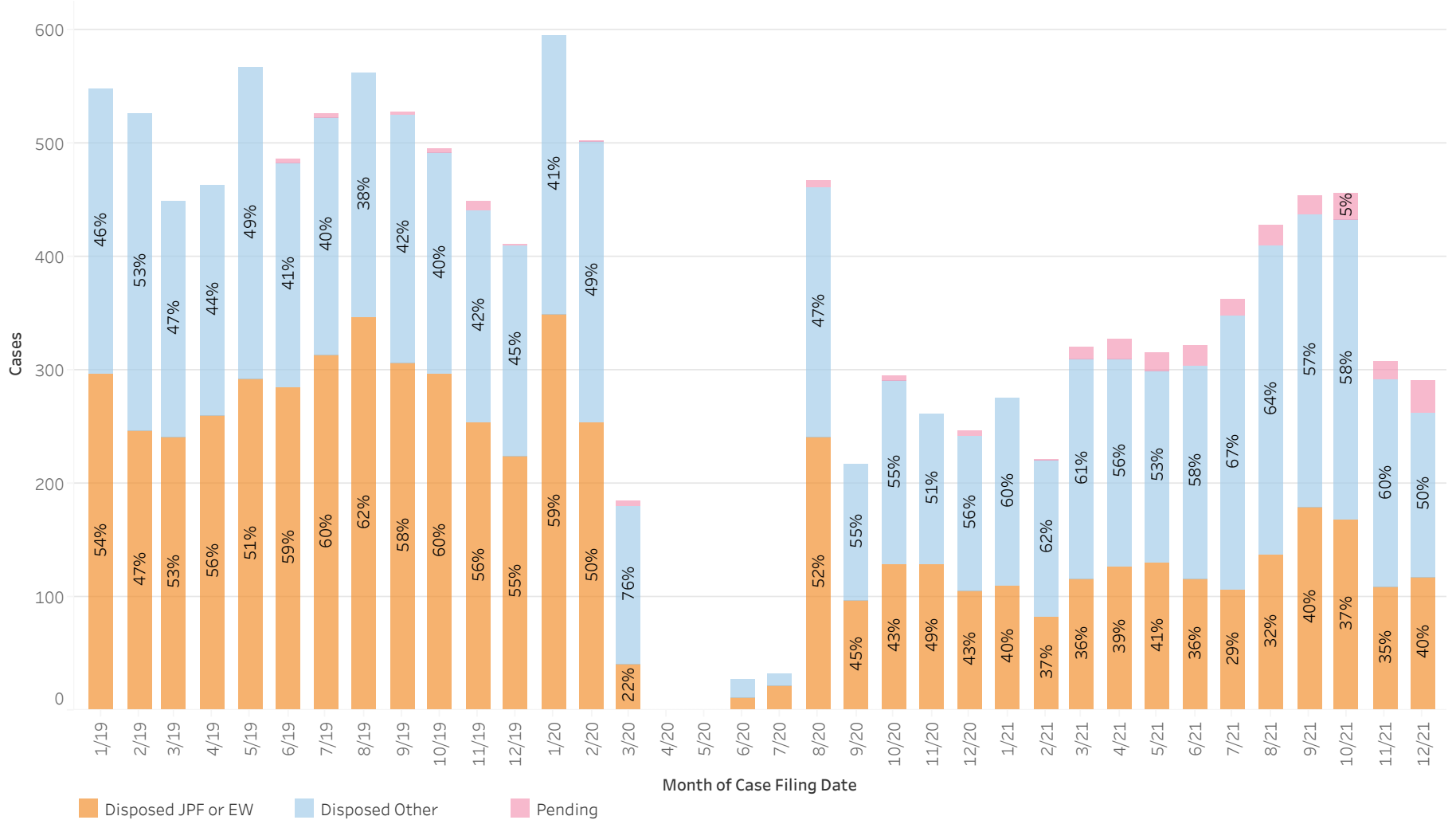
The AOC disclaims any warranties as to the validity of the information obtained from KYCourts/CourtNet. The recipient is solely responsible for verifying information received from KYCourts/CourtNet through the cross-referencing of official court records. The AOC shall not be liable to the recipient, or to any third party using the system or information obtained therefrom, for any damages whatsoever arising out of the use of KYCourts/CourtNet.



ADMINISTRATIVE OFFICE OF THE COURTS
Research and Statistics

Forcible Detainer Cases Filed CY 2019-2021 Fayette County

Cases Filed Per Month / Status



Statistical Analysis Considerations

* Data provided from the CourtNet Data System.

* A single case may contain more than one of the specified document codes. This report includes only counts of distinct cases.

* Indication of the presence of an eviction warrant filed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.

Run Date:

7/15/2022

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**ADMINISTRATIVE OFFICE OF THE COURTS
Research and Statistics**

22_RS8012

Forcible Detainer Cases Filed CY 2019-2021 Fayette County

Cases Including Specified Documents

		FDVOC	JDF	JPF	Eviction Warrant	Total Cases	
2019	January	0	0	297	85	548	
	February	0	0	245	95	526	
	March	0	0	240	92	449	
	April	0	0	260	109	463	
	May	0	0	292	96	567	
	June	0	0	286	92	486	
	July	0	0	315	101	526	
	August	0	0	347	128	562	
	September	0	1	308	115	527	
	October	0	0	297	106	495	
	November	0	0	257	80	449	
	December	0	0	223	87	411	
	Total		0	1	3,367	1,186	6,009
2020	January	0	0	347	127	595	
	February	0	0	253	90	502	
	March	4	1	42	19	184	
	June	18	0	11	6	27	
	July	19	0	21	10	32	
	August	164	1	244	115	467	
	September	127	0	97	50	217	
	October	82	0	127	52	295	
	November	89	0	127	63	261	
	December	113	0	102	52	246	
	Total		616	2	1,371	584	2,826
	2021	January	32	0	109	63	275
		February	116	0	81	45	222
March		276	0	120	62	320	
April		14	0	130	66	327	
May		29	0	130	74	316	
June		8	0	118	55	322	
July		0	0	107	55	362	
August		0	1	137	69	427	
September		1	0	181	84	453	
October		1	0	173	72	456	
November		0	0	108	52	307	
December		1	0	120	60	290	
Total			478	1	1,514	757	4,077
Grand Total		1,094	4	6,252	2,527	12,912	

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**ADMINISTRATIVE OFFICE OF THE COURTS
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Forcible Detainer Cases Filed CY 2019-2021 Fayette County

Cases Filed per Month by Case Disposition

		PENDING	SETTLED (BEFORE TRIAL)	DISMISSED (BEFORE TRIAL)	DISMISSED	DISMISSED : 77:02(2)	TRANSFERRED	OTHER	DEFAULT JUDGMENT	JUDGMENT COURT TRIAL	JUDGMENT AFTER JURY TRIAL	Grand Total
2019	January		1	246				3		298		548
	February		1	278		1		1		245		526
	March			205		1		1		242		449
	April			201				4		258		463
	May			278				14		275		567
	June	4		192	1			1		288		486
	July	3		210		1		7	2	303		526
	August			210	7	1		3		341		562
	September	2		215	1	1		2		306		527
	October	3	1	198	2			4		287		495
	November	8		186	1			4		250		449
	December	1		186	3			6		215		411
		Total	21	3	2,605	15	5	50	2	3,308		
2020	January			246	5			1		343		595
	February	1		248		1		4		248		502
	March	4		128	9	1				41	1	184
	June			11	1	3		2		10		27
	July			7		2		3		20		32
	August	6	1	200	9	8		5	1	236	1	467
	September		3	100	14		1	2		97		217
	October	4		143	16	2		1		129		295
	November		1	102	31			2		125		261
	December	4		86	51			1		104		246
		Total	19	5	1,271	136	17	1	21	1	1,353	2
2021	January		1	138	29					107		275
	February	2		127	5			5		82	1	222
	March	10		186	6	1		3		114		320
	April	18		182	2			2		123		327
	May	17		167	5			2		125		316
	June	19		184	4			1		114		322
	July	14		231	13					104		362
	August	17		246	25			2		137		427
	September	16		253	4			1	1	178		453
	October	24		253	11			1		167		456
	November	15		129	54			2		107		307
	December	28		117	26			2		117		290
		Total	180	1	2,213	184	1	21	1	1,475	1	
Grand Total		220	9	6,089	335	23	1	92	4	6,136	3	12,912

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