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FORCIBLE DETAINER CASES DISPOSED JANUARY 1, 2023 THROUGH JUNE 30, 2025 FAYETTE COUNTY & STATEWIDE

August 21, 2025

By

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Statistics Request Overall Description

On August 11, 2025, Research and Statistics received a request from the Lexington Herald Leader, for a report of the number of Forcible Detainer cases disposed in Fayette County January through June, 2025 and the documents entered within those 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 disposed from January 1, 2023, through June 30, 2025, statewide and 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

Note: The presence of a **JDF** document indicates that the court ruled in favor of the defendant in an FD case, while a **JPF** document indicates ruling in favor of the plaintiff.¹

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 disposed by the landlord against the tenant claiming the tenant is not entitled to remain on the premises.

¹ More information about the Forcible Detainer and Eviction process can be found within the Kentucky Circuit Court Clerks' Manual: [ClerksManual.pdf](#)

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FAYETTE COUNTY AND STATEWIDE**

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The Eviction Notice: Warrant for Possession (**EW**) is disposed 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.

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 Act² eviction moratorium began on March 27, 2020, ending 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, it 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.

Statistical Report (22_RS8011)

Statistical Report 22_RS8011 provides information for calendar years 2023 and 2024 as well as for January through June 2025.

Page 1: Presents a cross table with the number of forcible detainer cases disposed in Fayette County during calendar years 2023-2025 (through June), organized by each year and month of the case disposition date. Columns 1-5 show the number of cases containing at least one of the specified document types (JPF, JDF, EW, NE, and FDVOC); these counts are not mutually exclusive, as a case may include multiple document types. The last column, *Total Cases*, provides a distinct count of cases filed regardless to the cases appearing in columns 1-5.

Page 2: Presents a cross table with the number of forcible detainer cases disposed in Fayette County during calendar years 2023-2025 (through June), organized by each year and month of the case disposition date, grouped by Case Disposition Type.

Pages 3-4: Provide statewide the same information as described above within the same timeframes.

Statistical Analysis Considerations:

- The statistics presented in the attached tables are a snapshot in time as of the date the data was queried.
- A single case may contain more than one of the specified types of documents. This report includes only counts of distinct cases.
- Indication of the presence of an eviction warrant disposed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.

² More information about the CARES Act can be found at the following link: <https://crsreports.congress.gov/product/pdf/IN/IN11516>

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Statistical Report (22_RS8011)

- 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 and transferred cases are excluded from this report.

Data Variables Requested

Database	Data Variable	Description
CourtNet	County	The county in which a case was disposed.
	Case Disposition Date	The date each case was disposed. Case Disposition Date is reported by month and Calendar Year. The Calendar Year is January 1 through December 31.
	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.
	Cases	A count of distinct court cases.

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.

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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**

22_RS8011

**Forcible Detainer Cases Disposed CY 2023-2025
Specified Document Types Entered by Document Type
FAYETTE**

		Judgment for Plaintiff (JPF)	Judgment for Defendant (JDF)	Eviction Warrant (EW)	Eviction Notice (NE)	Compliance w/CARES Act (FDVOC)	Total Cases
2023	January	201	0	83	0	0	474
	February	177	0	75	0	1	349
	March	165	0	63	0	2	507
	April	178	0	74	0	1	445
	May	161	0	67	0	1	503
	June	172	0	75	0	2	542
	July	145	0	71	0	7	427
	August	225	0	89	0	13	650
	September	182	0	83	0	4	499
	October	284	0	127	0	2	737
	November	237	1	69	0	10	555
	December	214	1	102	0	5	520
	Total		2,341	2	978	0	48
2024	January	315	0	119	0	5	651
	February	213	0	75	0	1	447
	March	180	5	81	0	1	417
	April	195	1	74	0	1	400
	May	233	2	93	0	1	480
	June	136	3	69	0	1	271
	July	218	0	94	0	0	380
	August	236	0	95	0	0	456
	September	200	1	105	0	2	334
	October	175	0	91	0	3	442
	November	150	2	69	0	1	270
	December	148	2	78	0	0	351
	Total		2,399	16	1,043	0	16
2025	January	217	0	87	0	0	438
	February	184	2	84	0	1	389
	March	185	3	81	0	2	422
	April	161	2	71	0	1	328
	May	178	3	101	0	0	400
	June	204	1	83	0	1	378
	Total		1,129	11	507	0	5
Grand Total		5,869	29	2,528	0	69	13,462

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.
- * JPF - Judgment for Plaintiff in Forcible Entry & Detainer - Guilty
- * JDF - Judgment ofr Defendant in Forcible Entry & Detainer - Not Guilty

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22_RS8011

**Forcible Detainer Cases Disposed CY 2023-2025
per Month by Case Disposition Type
FAYETTE**

		DISMISSED				Total	OTHER JUDGMENT					Total	Grand Total
		DISMISSED (BEFORE TRIAL)	DISMISSED	DISMISSED : 77:02(2)	SETTLED (BEFORE TRIAL)		JUDGMENT COURT TRIAL	OTHER	JUDGMENT AFTER JURY TRIAL	DEFAULT JUDGMENT	SUMMARY JUDGMENT		
2023	January	268	11			279	193	2				195	474
	February	165	14			179	169	1				170	349
	March	337	13			350	155	1	1			157	507
	April	254	14	6		274	166	4	1			171	445
	May	337	14		1	352	150	1				151	503
	June	351	28			379	163					163	542
	July	264	25			289	138					138	427
	August	395	40		1	436	211	3				214	650
	September	288	30			318	175	6				181	499
	October	394	50	13		457	276	4				280	737
	November	305	15	1		321	231	3				234	555
	December	295	22			317	202	1				203	520
		Total	3,653	276	20	2	3,951	2,229	26	2			2,257
2024	January	311	26			337	313	1				314	651
	February	185	61		2	248	197	1		1		199	447
	March	119	122	2		243	174					174	417
	April	108	98	6		212	186	2				188	400
	May	108	137			245	234			1		235	480
	June	59	70			129	140	2				142	271
	July	66	88		1	155	224		1			225	380
	August	107	121			228	227		1			228	456
	September	53	83	1		137	195	1			1	197	334
	October	126	95	24		245	196	1				197	442
	November	69	55			124	143	3				146	270
	December	24	173			197	149	5				154	351
		Total	1,335	1,129	33	3	2,500	2,378	16	2	2	1	2,399
2025	January	36	183		3	222	208	8				216	438
	February	59	140			199	185	3		2		190	389
	March	11	224			235	184	3				187	422
	April	32	134	5		171	154	3				157	328
	May	19	192	1		212	187			1		188	400
	June	18	152			170	204	1	2	1		208	378
		Total	175	1,025	6	3	1,209	1,122	18	2	4		1,146
Grand Total		5,163	2,430	59	8	7,660	5,729	60	6	6	1	5,802	13,462

Statistical Analysis Considerations

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* 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.

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

**Forcible Detainer Cases Disposed CY 2023-2025
Specified Document Types Entered by Document Type
STATEWIDE**

		Judgment for Plaintiff (JPF)	Judgment for Defendant (JDF)	Eviction Warrant (EW)	Eviction Notice (NE)	Compliance w/CARES Act (FDVOC)	Total Cases
2023	January	1,534	5	717	65	27	3,616
	February	1,336	9	627	45	15	3,183
	March	1,463	11	601	48	25	3,807
	April	1,261	12	566	37	18	3,088
	May	1,462	13	601	28	42	3,229
	June	1,497	3	616	73	28	3,498
	July	1,491	1	628	51	59	3,290
	August	1,669	5	718	48	56	3,844
	September	1,332	3	521	44	38	2,948
	October	1,634	4	680	40	63	3,734
	November	1,515	3	586	21	58	3,460
	December	999	5	418	44	22	2,300
	Total		17,193	74	7,279	544	451
2024	January	1,565	2	618	36	68	3,637
	February	1,339	1	496	29	29	3,327
	March	1,213	6	518	32	37	3,059
	April	1,238	3	539	21	31	3,045
	May	1,244	8	495	30	24	2,545
	June	1,278	8	539	27	43	2,996
	July	1,702	4	689	42	46	3,551
	August	1,542	4	626	29	28	3,547
	September	1,370	6	557	37	32	3,010
	October	1,522	2	643	20	40	3,554
	November	1,168	2	499	22	21	2,637
	December	1,098	4	467	18	17	2,446
	Total		16,279	50	6,686	343	416
2025	January	1,468	2	577	19	22	3,354
	February	1,252	2	530	24	23	3,090
	March	1,330	4	553	23	22	3,302
	April	1,090	7	443	12	12	2,793
	May	1,290	5	557	23	17	2,983
	June	1,319	2	516	15	20	2,823
	Total		7,749	22	3,176	116	116
Grand Total		41,221	146	17,141	1,003	983	95,696

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- * JPF - Judgment for Plaintiff in Forcible Entry & Detainer - Guilty
- * JDF - Judgment of Defendant in Forcible Entry & Detainer - Not Guilty



ADMINISTRATIVE OFFICE OF THE COURTS
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Forcible Detainer Cases Disposed CY 2023-2025
per Month by Case Disposition Type
STATEWIDE

		DISMISSED					OTHER JUDGMENT						Grand Total	
		DISMISSED	DISMISSED (BEFORE TRIAL)	SETTLED (BEFORE TRIAL)	DISMISSED : 77:02(2)	Total	JUDGMENT COURT TRIAL	OTHER	DEFAULT JUDGMENT	JUDGMENT AFTER JURY TRIAL	INFORMAL JUDGMENT	SUMMARY JUDGMENT		Total
2023	January	1,424	494	21	5	1,944	1,448	170	45	8		1	1,672	3,616
	February	1,345	372	12	8	1,737	1,285	117	43	1			1,446	3,183
	March	1,630	558	20	21	2,229	1,383	139	54	1	1		1,578	3,807
	April	1,260	425	16	19	1,720	1,213	114	40	1			1,368	3,088
	May	1,073	557	22	29	1,681	1,375	126	46	1			1,548	3,229
	June	1,284	581	21	9	1,895	1,403	141	59				1,603	3,498
	July	1,155	468	26	66	1,715	1,339	181	55				1,575	3,290
	August	1,411	651	23	12	2,097	1,507	158	81	1			1,747	3,844
	September	1,108	434	11	24	1,577	1,173	138	58		2		1,371	2,948
	October	1,413	565	24	30	2,032	1,484	149	68		1		1,702	3,734
	November	1,361	497	11	3	1,872	1,370	143	75				1,588	3,460
	December	746	479	9	19	1,253	918	74	55				1,047	2,300
	Total	15,210	6,081	216	245	21,752	15,898	1,650	679	13	4	1	18,245	39,997
2024	January	1,467	532	27	3	2,029	1,403	140	65				1,608	3,637
	February	1,509	413	15	12	1,949	1,181	125	72				1,378	3,327
	March	1,490	291	11	13	1,805	1,101	101	52				1,254	3,059
	April	1,479	226	8	23	1,736	1,187	83	39				1,309	3,045
	May	972	243	14	14	1,243	1,118	111	71	2			1,302	2,545
	June	1,392	218	13	10	1,633	1,162	147	54				1,363	2,996
	July	1,561	209	17	23	1,810	1,567	131	42	1			1,741	3,551
	August	1,636	287	28	14	1,965	1,427	99	54	2			1,582	3,547
	September	1,359	215	31	8	1,613	1,247	99	48	2		1	1,397	3,010
	October	1,602	323	40	38	2,003	1,373	125	52			1	1,551	3,554
	November	1,193	218	17	10	1,438	1,073	79	42	5			1,199	2,637
	December	1,098	166	11	7	1,282	1,022	83	52	7			1,164	2,446
	Total	16,758	3,341	232	175	20,506	14,861	1,323	643	19		2	16,848	37,354
2025	January	1,529	255	37	19	1,840	1,297	135	81	1			1,514	3,354
	February	1,443	315	14	5	1,777	1,144	125	40	4			1,313	3,090
	March	1,690	215	30	16	1,951	1,182	124	44		1		1,351	3,302
	April	1,443	201	13	13	1,670	996	90	36	1			1,123	2,793
	May	1,404	201	22	21	1,648	1,177	109	49				1,335	2,983
	June	1,226	215	25	5	1,471	1,183	109	54	6			1,352	2,823
		Total	8,735	1,402	141	79	10,357	6,979	692	304	12	1		7,988
Grand Total		40,703	10,824	589	499	52,615	37,738	3,665	1,626	44	5	3	43,081	95,696

Statistical Analysis Considerations

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