

# Franklin County Eviction Monitor

## Updated through January 31, 2026

**Eviction Monitor Purpose:** The lack of affordable housing is a root cause of various social issues like poverty, homelessness, educational disparities, and health care challenges. Understanding evictions is crucial for tackling these problems and reducing inequality. The Franklin County Eviction Monitor offers essential data to comprehend evictions at a local level.

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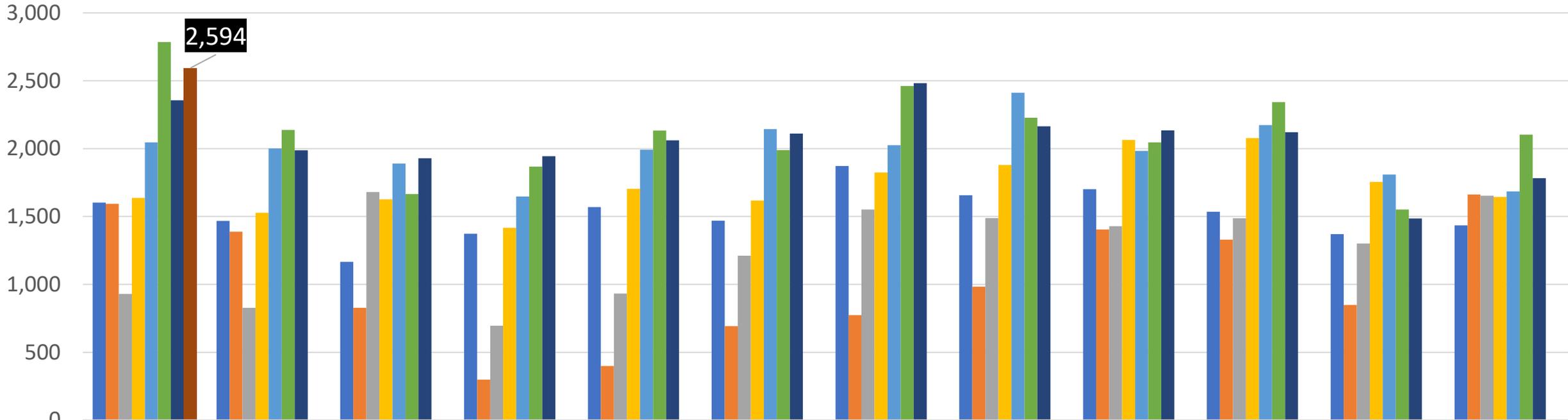
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A community service project, compiled by Jeff Biehl, and distributed monthly.

Please contact Jeff at [jeff@biehlconsultancy.com](mailto:jeff@biehlconsultancy.com) with any questions about the eviction data, to subscribe colleagues, or to unsubscribe.

## 2019-2026 Franklin County Eviction Filings by Month (updated monthly)

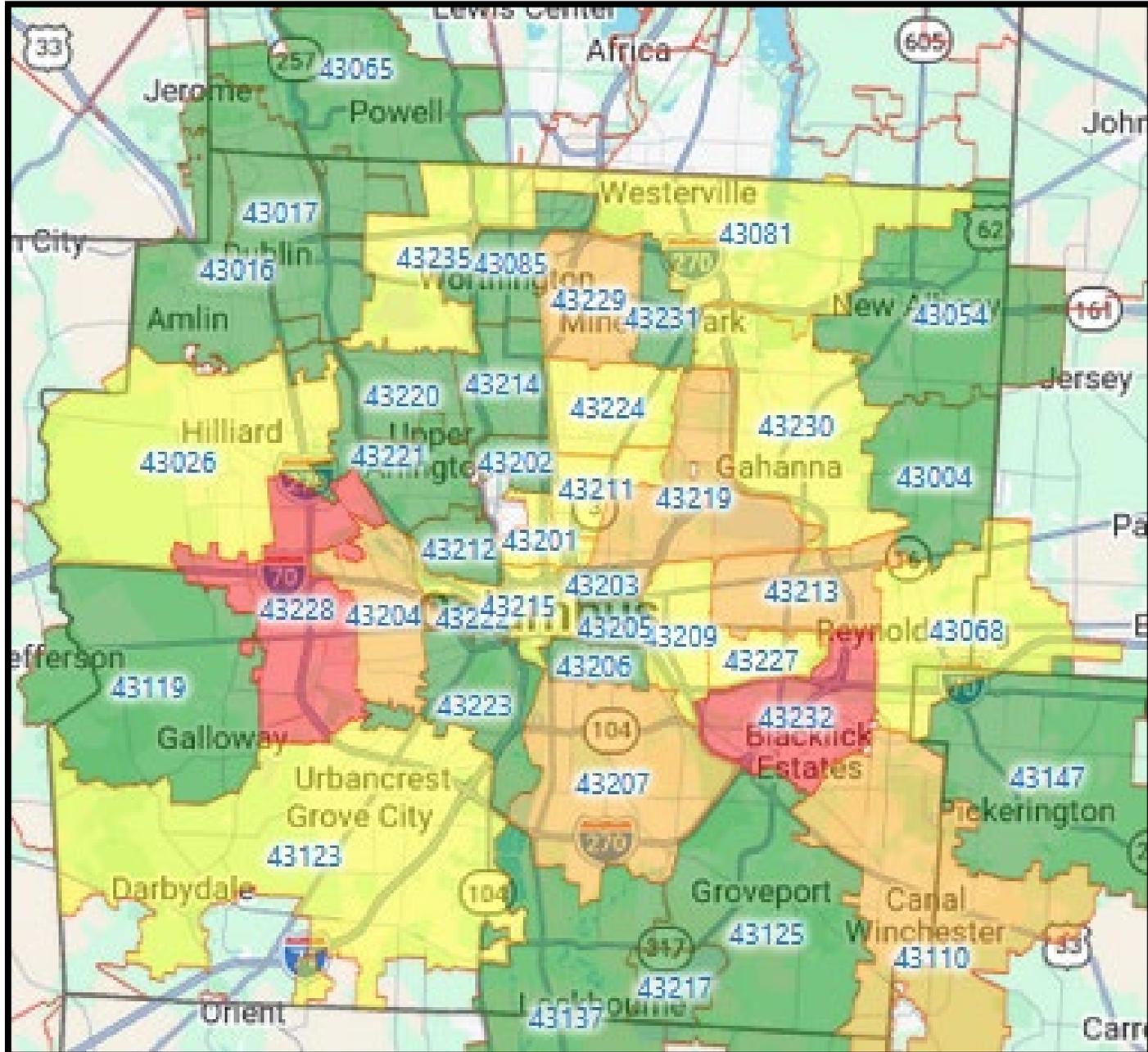


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	1,603	1,467	1,166	1,374	1,569	1,469	1,872	1,657	1,702	1,535	1,370	1,435
2020	1,593	1,389	828	299	399	693	774	984	1,405	1,330	848	1,662
2021	929	827	1,681	696	932	1,212	1,551	1,488	1,428	1,487	1,302	1,653
2022	1,637	1,527	1,627	1,417	1,704	1,617	1,824	1,880	2,064	2,077	1,756	1,644
2023	2,046	2,002	1,891	1,648	1,992	2,144	2,025	2,412	1,983	2,173	1,809	1,685
2024	2,785	2,138	1,666	1,868	2,133	1,990	2,462	2,228	2,046	2,343	1,552	2,103
2025	2,356	1,988	1,930	1,945	2,061	2,110	2,483	2,165	2,135	2,121	1,486	1,783
2026	2,594											

■ 2019  
 ■ 2020  
 ■ 2021  
 ■ 2022  
 ■ 2023  
 ■ 2024  
 ■ 2025  
 ■ 2026

# Zip Code Heat Map: January 2026 Eviction Filings (updated monthly)

# Eviction Filings – Top 20 Zip Codes



Rank	2024		2025		January 2026	
	Zip Code	# Filings	Zip Code	# Filings	Zip Code	# Filings
1	43232	2,079	43232	1,920	43228	229
2	43228	1,827	43213	1,590	43232	211
3	43229	1,680	43228	1,589	43229	140
4	43213	1,646	43229	1,549	43213	132
5	43207	1,484	43207	1,234	43219	119
6	43224	1,169	43219	1,081	43207	116
7	43068	1,057	43224	1,072	43110	108
8	43204	1,014	43068	982	43204	108
9	43219	913	43110	967	43224	86
10	43211	878	43204	906	43215	85
11	43110	800	43223	758	43081	79
12	43223	777	43211	724	43068	77
13	43230	673	43230	711	43235	77
14	43227	667	43215	675	43211	76
15	43081	601	43227	598	43201	68
16	43235	595	43081	578	43227	65
17	43215	550	43235	558	43209	59
18	43206	547	43026	551	43230	59
19	43209	546	43201	535	43026	57
20	43123	536	43123	501	43123	50

2026 YTD Eviction Filings Legend	
> 200 YTD filings	(Red)
100 – 199 YTD filings	(Orange)
50 - 99 YTD filings	(Yellow)
< 50 YTD filings	(Green)

Data Source: Franklin County Municipal Court

# 2025 Eviction Filing Rates for Renter-Occupied Housing Units by ZCTA (ZIP Code Tabulation Areas)

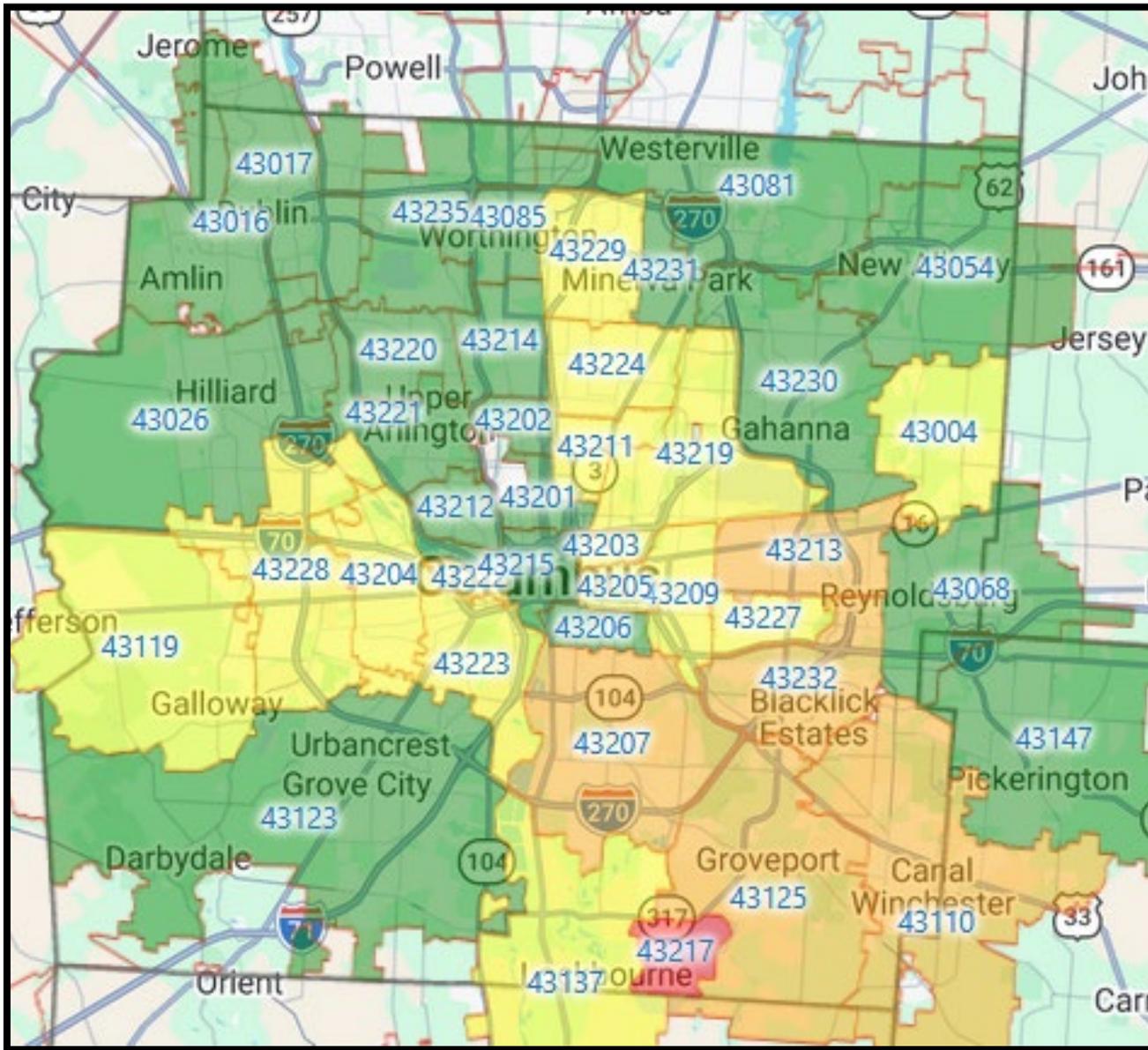
## Top 20 ZCTAs

Eviction Filing Rates =  
 $\# \text{ Eviction Filings} \div$   
 $\# \text{ Renter-Occupied}$   
 $\text{Housing Units by ZCTA}$

Eviction filing rates  
 reflect total filings, not  
 unique households.

Multiple filings against  
 the same household  
 are counted separately  
 because each filing  
 represents a distinct  
 legal action.

This view helps answer  
 the question: *How  
 often do landlords file  
 eviction cases relative  
 to the number of renter  
 households?*



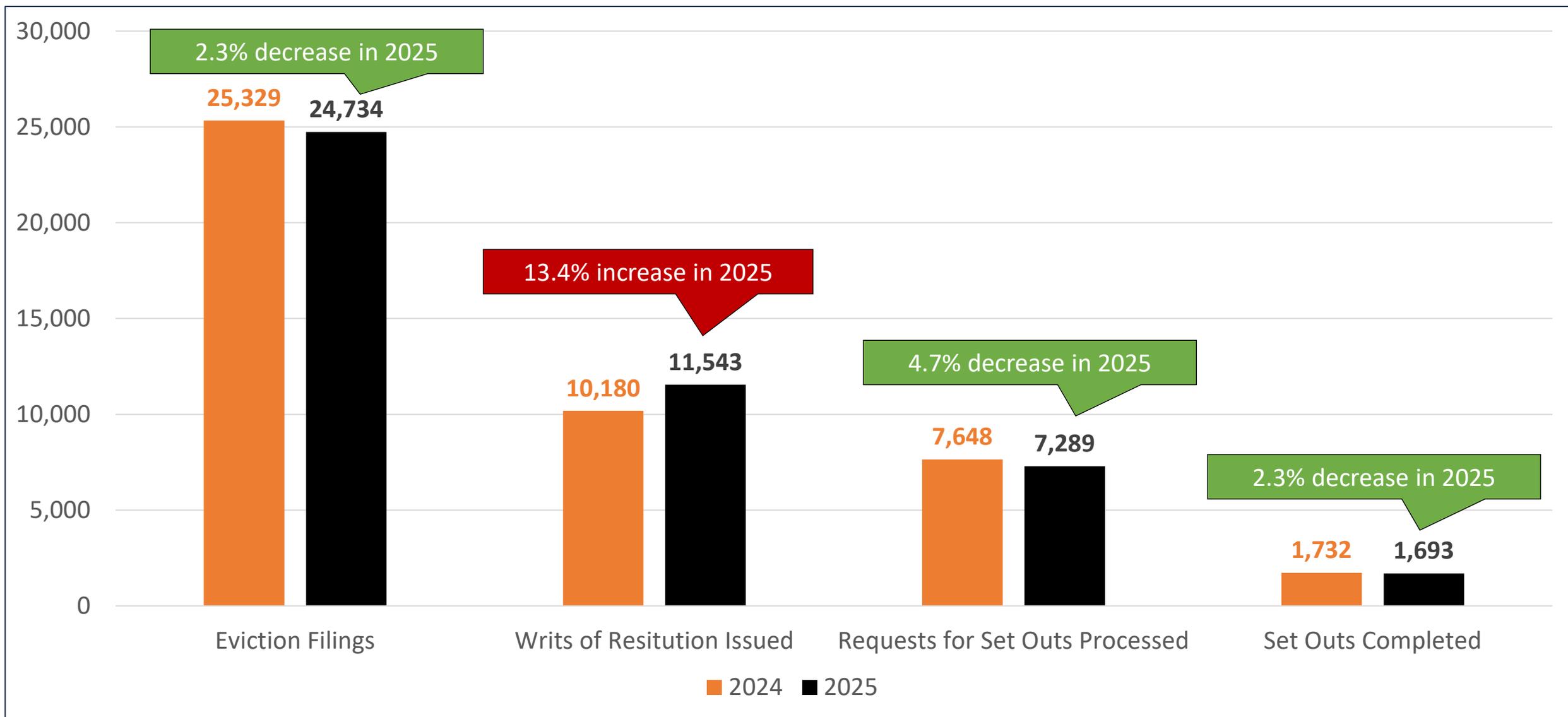
Rank of Eviction Filing Rates for Renter-Occupied Housing Units	2025	
	ZCTA	Eviction Filing Rates
1	43217	36.9%
2	43232	17.1%
3	43213	16.9%
4	43125	16.8%
5	43110	15.8%
6	43207	15.6%
7	43119	14.9%
8	43219	14.5%
9	43211	14.4%
10	43223	14.1%
11	43137	13.4%
12	43004	13.3%
13	43224	12.9%
14	43227	12.3%
15	43229	12.2%
16	43203	11.6%
17	43228	11.6%
18	43222	11.4%
19	43205	10.6%
20	43204	10.2%

2025 Eviction Filing Rates Legend	
> 20% YTD filings	(Red)
15 – 19.9% YTD filings	(Orange)
10 – 14.9% YTD filings	(Yellow)
< 10% YTD filings	(Green)

Data Source: Franklin County Municipal Court & U.S. Census Bureau

- ZIP Code Tabulation Areas (ZCTAs) are U.S. Census-defined approximations of U.S. Postal Service ZIP Codes, created to provide stable geographic units for statistical reporting. Data shown reflects the most recent American Community Survey (ACS) 5-year release (2024).

# 2024 and 2025 Comparisons **(updated quarterly)**



# 2015-2025 Eviction Snapshot **(updated quarterly)**

Data Source: Franklin County Municipal Court

Franklin County Eviction Snapshot*	Eviction Complaints Filed (The initial step which gets a court date set up.)					Writs of Restitution Issued (Red tags issued, case went to judgment or a failed agreement/mediation that resulted in the landlord asking for the door to be tagged by the service bailiffs office which then gives the tenant 5 days to leave.)						Request for Set Outs Processed (If the tenant does not leave the premises after 5 days, the landlord can file for a set out, an action to remove the tenant's belongings.)						Set Outs Completed (The removal of the tenant's belongings from the rental property, supervised by a special court bailiff.)						
	Year	Q1	Q2	Q3	Q4	Totals	Q1	Q2	Q3	Q4	Totals	% of Filed	Q1	Q2	Q3	Q4	Total	% of Filed	Q1	Q2	Q3	Q4	Total	% of Filed
2015	4,078	4,742	5,136	4,485	18,441	2,329	2,581	3,142	2,668	10,720	58%	1,390	1,514	2,026	1,578	6,508	35%	Data not tracked						
per 100k population	324	377	408	357	1,467	185	205	250	212	853		111	120	161	125	518								
2016	4,065	4,522	4,996	4,306	17,889	2,380	2,536	2,971	2,550	10,437	58%	1,432	1,623	1,949	1,638	6,642	37%							
per 100k population	319	355	392	338	1,404	187	199	233	200	819		112	127	153	129	521								
2017	4,151	4,486	4,582	4,187	17,406	2,541	2,327	2,761	2,293	9,922	57%	1,708	1,568	1,822	1,434	6,532	38%							
per 100k population	320	346	354	323	1,344	196	180	213	177	766		132	121	141	111	504								
2018	4,173	4,464	4,837	4,223	17,697	2,309	2,257	2,572	2,168	9,306	53%	1,479	1,437	1,702	1,449	6,067	34%							
per 100k population	319	341	370	323	1,353	177	173	197	166	712		113	110	130	111	464								
2019	4,238	4,435	5,233	4,385	18,291	2,207	2,065	2,591	2,080	8,943	49%	1,440	1,331	1,673	1,371	5,815	32%		293	313	368	266	1,240	7%
per 100k population	322	337	397	333	1,389	168	157	197	158	679		109	101	127	104	442			22	24	28	20	94	
2020	3,810	1,391	3,163	3,842	12,206	1,921	500	1,088	1,223	4,732	39%	1,340	346	852	799	3,337	27%	333	64	179	215	791	6%	
per 100k population	288	105	239	290	922	145	38	82	92	357		101	26	64	60	252		25	5	14	16	60		
2021	3,439	3,185	4,470	4,443	15,537	1,340	1,351	1,561	1,621	5,873	38%	869	1,008	1,105	1,098	4,080	26%	189	244	325	278	1,036	7%	
per 100k population	261	242	339	337	1,179	102	103	118	123	446		66	77	84	83	310		14	19	25	21	79		
2022	4,894	5,005	5,521	5,477	20,897	1,471	1,582	1,901	1,828	6,782	32%	988	1,200	1,462	1,334	4,984	24%	172	206	366	744	4%		
per 100k population	370	379	418	414	1,581	111	120	144	138	513		75	91	111	101	377		13	16	15	56			
2023	5,939	5,792	6,503	5,670	23,904	2,262	2,327	2,611	2,204	9,404	39%	1,686	1,817	2,126	1,691	7,320	31%	375	297	322	471	1,465	6%	
per 100k population	448	437	490	428	1,803	171	175	197	166	709		127	137	160	128	552		28	22	24	36	110		
2024	6,590	5,999	6,740	6,000	25,329	1,863	2,677	2,796	2,844	10,180	40%	1,462	2,033	2,053	2,100	7,648	30%	363	488	467	414	1,732	7%	
per 100k population	495	451	507	451	1,904	140	201	210	214	765		110	153	154	158	575		27	37	35	31	130		
2025	6,285	6,159	6,832	5,458	24,734	2,576	3,411	2,988	2,568	11,543	47%	1,866	1,726	1,975	1,722	7,289	29%	379	400	457	457	1,693	7%	
per 100k population	471	461	512	409	1,853	193	256	224	192	865		140	129	148	129	546		28	30	34	34	127		

\* data source: Franklin County Municipal Court

COVID-19 Impact on Eviction Court:  
 3/16/20 - 6/1/20: eviction hearings not scheduled  
 9/4/20 - 7/31/21: CDC (opt-in moratorium) Temporary Halt in Residential Evictions

Highest quarter  
 Lowest quarter