

An Analysis of DC Eviction Filings: June 2025 Through February 2026

With the RENTAL Act in effect since January 2026, which allows landlords to file evictions more quickly against tenants, this analysis of eviction filings in DC from June 2025 through February 2026¹ reveals:

- **Ward 8** saw 30 percent of all eviction filings in DC, despite housing only 16 percent of renters.
- **Southwest Waterfront (Ward 6)** was the neighborhood with the most filings.
- **The Westerly**, a luxury apartment development in Southwest Waterfront, was the building with the most filings.
- The median amount owed by tenants at the time of an eviction filing was **\$4,851**.

Eviction Filings and Completed Evictions in 2025

In 2025, an estimated 12,780 eviction cases were filed against District renters, which represents a 6.8 percent eviction filing rate. Eviction filings in DC have fallen sharply since before the pandemic and have remained steady since 2023—averaging around 12,700 over the last three years. By contrast, in fiscal year 2025, DC saw 1,933 completed evictions—representing a seven-year high and a 23 percent increase since FY2019, the only pre-pandemic year for which data is available.

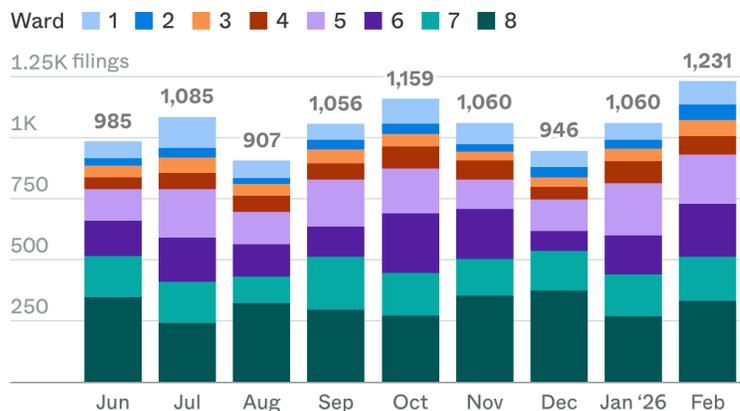
Eviction Filings: June 2025 to February 2026

The District saw 9,701 eviction filings between June 2025 and February 2026. There were 1,231 eviction filings in February 2026—the most monthly filings since June 2025.

Where are eviction filings happening?

Ward 8 consistently faced the most eviction filings over this nine-month time period, accounting for 30 percent of all eviction filings in DC, but only 16 percent of the renter population. Wards 5 and 7 also saw disproportionately high eviction filings relative to their renter populations.

Monthly Eviction Filings in DC, by Ward



1: The primary data source in this analysis are eviction case records from the DC Superior Court, collected by January Advisors. A discussion of all the data sources and the methodology used in this analysis can be found [here](#).

The neighborhood clusters (a DC Office of Planning designation typically comprising several neighborhoods) with the highest eviction filings per renter household are all located in Ward 8: Sheridan/Barry Farm/Buena Vista, Douglas/Shipleigh Terrace, and Historic Anacostia.

By contrast, the individual neighborhood with the most eviction filings is Southwest Waterfront (Ward 6), with 611 filings over the last nine months. Columbia Heights (Ward 1), Shipleigh Terrace (Ward 8), Bellevue (Ward 8), and Washington Highlands (Ward 8) had the next highest number of eviction filings.

Together, these five neighborhoods accounted for nearly a quarter of the city’s eviction filings over the nine-month period.

Top 5 DC Neighborhoods by Number of Evictions Filed, June 2025–Feb 2026

1	Southwest Waterfront	611
2	Columbia Heights	392
3	Shipleigh Terrace	385
4	Bellevue	382
5	Washington Highlands	369

Who are the biggest evictors?

Five management companies in DC are responsible for approximately **21 percent** of the city’s eviction filings. The DC Housing Authority is amongst the top 10 filers in DC over this time period.

The Westerly, a mixed-income luxury apartment building in the Southwest Waterfront managed by Bozzuto Management, saw the most filings of any building during the nine-month time period. The Westerly, which has 449 units, saw 104 eviction filings.

How much do tenants owe?

The median amount owed by tenants at the time of an eviction filing was **\$4,851**, and three-quarters of tenants facing eviction owed less than \$9,311.

See [our full brief](#) for more information and data visualizations, including interactive eviction filing maps and a detailed methodology.

READ THE FULL BRIEF

[An Update on DC Evictions: June 2025 Through February 2026](#)

CONTACT US

Yuliya Panfil
Senior Fellow and Director,
Future of Land and Housing
panfil@newamerica.org

Heidi Lewis
Senior Media Relations Manager
lewis@newamerica.org