

ESSEX COUNTY LANDLORD TENANT CASES BEING TRANSFERRED TO MONMOUTH, OCEAN, AND UNION VICINAGES.

On March 7, 2023, the New Jersey Supreme Court announced that Landlord-Tenant complaints filed in Essex County would be transferred to Monmouth, Ocean, and Union Counties for trial. Please see our Frequently Asked Questions (FAQs) below to help you understand what this means. The full order is available [here](#).

Please note, these FAQs were assembled by [Volunteer Lawyers for Justice](#) (VLJ) for informational purposes only. This document is not intended as legal advice and does not replace consulting with a lawyer about specific facts and circumstances. This document is not a solicitation, and your use of this document does not create any attorney-client relationship between you and VLJ.

What is a Landlord-Tenant case?

Landlord-tenant cases are another name for eviction cases. If a landlord wants to require a tenant to leave a lawfully rented housing unit, the landlord must file a case in Landlord-Tenant Court.

What is a Vicinage?

A vicinage is an area where a trial is being held. In New Jersey, vicinages are determined by county.

Will my case be transferred?

If you are a tenant living in Essex County with a Landlord-Tenant case (any case where the docket number starts with “ESX-LT”) filed between January 1, 2023 and April 30, 2023, your case will be transferred to a different county, and the county it is transferred to will handle your case management conference and your trial.

How do I know when my case was filed?

To figure out when your case was filed, please refer to the complaint and summons you received by mail. At the very top of the documents, there is a typed line with your docket number, followed by a date and time. This is the date and time when the complaint was filed.

For example, the Landlord-Tenant case below was filed on 1/12/2023 or January 12, 2023.

ESX-LT-00-23 01/12/2023 12:48:57 AM Pg 1 of 6 Trans ID: SCP2023

Which county will my case be transferred to?

Please see the chart below to determine the county (vicinage) where your case will be transferred.

	My landlord/the plaintiff is Newark Housing Authority	My landlord/the plaintiff is NOT Newark Housing Authority
It was filed between January 1 and February 28, 2023	Your case will be transferred to Monmouth County	Your case will be transferred to Monmouth County
It was filed between March 1 and March 31, 2023	Your case will be transferred to Monmouth County	Your case will be transferred to Ocean County
It was filed between April 1 and April 30, 2023	Your case will be transferred to Monmouth County	Your case will be transferred to Union County

If my case is transferred to Ocean, Monmouth, or Union County, does that mean I have to go to that county to fight my case?

No! All court proceedings including case management conferences and trials will be held virtually for transferred cases. The court will provide you with instructions or a link for your virtual proceeding(s).

How will I know if my case is transferred?

You will receive a notice from the court. Even if you don't see a notice, all cases filed between January 1, 2023 and April 30, 2023 will be transferred according to the table above.

I didn't get my complaint yet and my case was filed between January 1, 2023 and April 30, 2023?

Your transfer notice will be served through personal service and regular mail, if you are not a registered user of eCourts. Please regularly check your mail. If you are a registered eCourts user, notice will be provided electronically through eCourts, so please check your email regularly (including junk folder).

To learn how to register for eCourts access for self-represented litigants, please click [here](#).

What if I don't have the technology to take part in virtual proceedings?

Contact the Essex County Vicinage to ask about using one of technology rooms in the Essex County Courthouse. Call 973-776-9300 ext. 57007 or email EsxTechRooms.Mailbox@NJCourts.gov

Most tenants will not be given an in-person trial. Tenants with disabilities who need an accommodation can ask for an in-person trial. Call the new vicinage where your case was transferred to request the accommodation.

What happens after my virtual trial in Monmouth, Ocean, or Union County?

After the case receives a disposition, which means the case is settled or a judge makes a final decision (enters a judgment of possession), the case will be transferred back to Essex County. If a judgment has been entered against the tenant, it will be Essex County court officers who serve the Warrant of Removal.

What if I need to file something with the Court after a settlement or trial?

Any request made to the court after a judgment is entered, like asking the court to delay or stop the lockout, will be made in Essex County once the case is transferred back. The court generally requires a tenant receive a Warrant for Removal, the court document telling the tenant when a lockout can occur, before it will consider any post-judgment motions from the tenant.

Who should I contact if I don't get the information for my Case Management Conference?

If you know the county your case was transferred to, you should call that county if you have difficulty accessing your Case Management Conference. The phone numbers to call are:

Monmouth County: (732) 358-8700, extension 87905

Ocean County: (732) 504-0700, extension 64360

Union County: (908) 787-1650, extension 22160

A directory of New Jersey Courts vicinages can be found [here](#).

What if I need legal help and want to speak with an attorney?

If you are residential tenant in Essex County and would like to receive legal advice from an attorney, you can apply for services with VLJ by calling our Tenancy Hotline at (973) 943-4754 on Wednesdays between 9AM and 4PM Eastern. Since VLJ is a non-profit legal services organization, callers will be screened for eligibility.