

SUPREME COURT OF NEW JERSEY

In response to the COVID-19 public health emergency, the Supreme Court has authorized the temporary suspension of residential and commercial landlord tenant trials since March 16, 2020, subject to narrow exceptions as set forth in the Court's [July 14, 2020](#) and [February 5, 2021](#) Orders.

Separate from the Court's action, Executive Order 106 (issued March 19, 2020) suspended residential evictions for two months after the conclusion of the COVID-19 public health emergency or state of emergency, subject to narrow exceptions "in the interest of justice." Executive Order 240 (issued May 14, 2021) further extended the public health emergency. With limited exceptions, evictions of residential tenants thus cannot proceed until at least late summer 2021.

This Order announces the resumption of commercial landlord tenant trials as of June 2, 2021.


It is ORDERED that, effective immediately and until further order:

1. The suspension of commercial landlord tenant trials is concluded.
 - a. Pending and newly filed commercial landlord tenant cases will be scheduled for trial.
 - b. Commercial landlord tenant proceedings in general will be conducted in a remote format. However, the court in a commercial landlord tenant matter may determine to conduct a conference or a

trial in person based on the individual facts of the case, including a participant's demonstrated inability to participate in a remote proceeding.

- c. All commercial landlord tenant actions will proceed without additional requirements or modified procedures, except as to the presumption that proceedings will be conducted in a remote format.
2. The provisions of this Order apply only to commercial landlord tenant cases.
 - a. The suspension of trials for residential landlord tenant cases remains in effect.
 - b. Those provisions of the Court's July 14, 2020 and February 5, 2021 Orders that apply to residential landlord tenant trials remain in effect.
 3. The Court may modify the provisions of this Order, including as part of any future modifications to landlord tenant processes.

For the Court,



Chief Justice

Dated: June 2, 2021