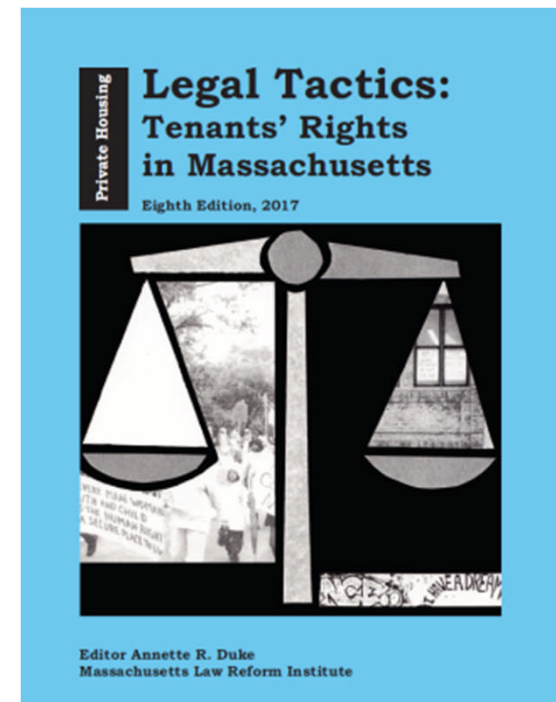


Tenants' Rights in Massachusetts

Mass. Law Reform Institute
Mass Continuing Legal Education
Basic Benefits Training

February 15, 2023



Today's Focus

Training will focus on:

- Eviction process
- Current court processes
- A right to a habitable apartment
- Fair housing and reasonable accommodations
- Rents issues and utility payments

Takeaways

- Tools to help tenants file court papers to protect themselves during the eviction process
- Tools to help people document bad conditions and notify their landlord
- Links to resources, forms and more information

Agenda

9:30	Introduction
9:45 - 10:30 (45)	Evictions
10:30 – 10:40 (10 min)	Break
10:40 – 11:25 (45 hour)	Evictions
11:25 - 11:45 (20 min)	Questions on Evictions
11.45– 12:30 (45 min)	Break for Lunch
12:30 – 1:00 (30 min)	MADE Online
1:00 – 1:45 (45 min)	Getting Repairs Made
1:45 – 1:55 (10 min)	Break
1:55– 2:40 (45 min)	Housing Discrimination
2:40 – 3:05 (25 min)	Rent
3:05 – 3:30 (25 min)	Open Questions
3:30	Close Out

Questions

- For each agenda item built-in time at the end for questions
- As you think of your questions put them in Faculty Questions - tab on the right of the screen
- Questions should be framed in a general way, not about individual cases

Materials

Legal Tactics: Tenants' Rights in Massachusetts (2017)

- 18 Chapters
- 18 Plain Language Handouts
- 11 Booklets
- 30 Forms and Letters
- Glossary
- Directory

For the updated Legal Tactics go to:
www.MassLegalHelp.org/legal-tactics

What's Been Updated?

Booklets that tenants can file in court:

- Booklet 1 Protecting Yourself in an Eviction (January 2022)
- Booklet 2: Housing Code Checklist (March 2021)
- Booklet 3 The Answer (January 2022)
- Booklet 3A Late Answer & Discovery (January 2022)
- Booklet 4 Discovery (January 2022)
- Booklet 5 Transfer (January 2022)
- Booklet 6 Removing Default (January 2022)
- Booklet 8 Stay (January 2022)
- Booklet 9 Affidavit of Indigency (January 2022)

Booklets are translated into multiple languages

What else is updated?

Using Your Public Housing Grievance Process: Know Your Rights Guide for Public Housing Tenants

With a new section on Mixed Finance Housing Grievance Procedures and new fillable forms including sample letters to request a grievance hearing and a worksheet to tenants prepare for a hearing.

<https://masslegalhelp.org/housing/lt3-your-grievance-process.pdf>

<https://masslegalhelp.org/housing/lt3-your-grievance-process-spanish.pdf>

<https://masslegalhelp.org/housing/lt3-your-grievance-process-portuguese.pdf>

MLRI Priority Housing Bills

An Act promoting access to counsel and housing stability in Massachusetts (HD3657/SD1082)

Rep. Rogers, Rep. Day, Sen. DiDomenico

[Access to Counsel \(RTC\) Coalition](#)

An Act Promoting Housing Opportunity and Mobility through Eviction Sealing (HOMES) (HD3625/SD1592)

Rep. Moran, Sen. Edwards

[HOMES Coalition](#)

An Act to guarantee a tenant's first right of refusal (TOPA) (HD3645/SD2238)

Rep. Livingstone, Rep. Consalvo,

Sen. Jehlen, Sen. Gomez

[Tenant Opportunity to Purchase Act \(TOPA\) Coalition](#)

An Act granting a local option for a real estate transfer fee to fund affordable housing (HD2857/SD1982)

Rep. Connolly, Sen. Comerford

[Local Option for Housing Affordability Coalition](#)

An Act enabling cities and towns to stabilize rents and protect tenants (HD3953/SD1818)

Rep. Rogers, Rep. Montaña, Sen. Jehlen

[Homes for All Massachusetts](#)

An Act establishing a Massachusetts foreclosure prevention program (HD1551/SD909)

Rep. Barber, Sen. Gomez

[Homes for All Massachusetts](#)

An Act relative to summary process and rental assistance (HD3096/SD1883)

Rep. Montaña, Sen. Miranda

Faculty

- David Brown, *Community Legal Aid, Worcester*
- Hed Ehrlich, *Justice Center of Southeast Massachusetts, Brockton*
- Colleen Hibert-Kapler, *South Coastal Counties Legal Services, Fall River*
- Maureen St. Cyr, *Community Legal Aid, Worcester*
- Quinten Steenhuis, *Suffolk University Law School, Boston*
- Patricia Whiting, *Harvard Legal Aid Bureau, Cambridge*
- Annette Duke, *Massachusetts Law Reform Institute*