



MARCH 2021

MassLandlords Policy
Priorities Survey
**EMPOWERS MEMBERS
TO DECIDE**

Bills Prepared
**FOR THE 192ND
LEGISLATIVE SESSION**

PERSPECTIVES:
Landlords Dawn and
Dale McGuire vs.
Tenants Alycia Floyd
and Tim Connors during
the eviction moratorium

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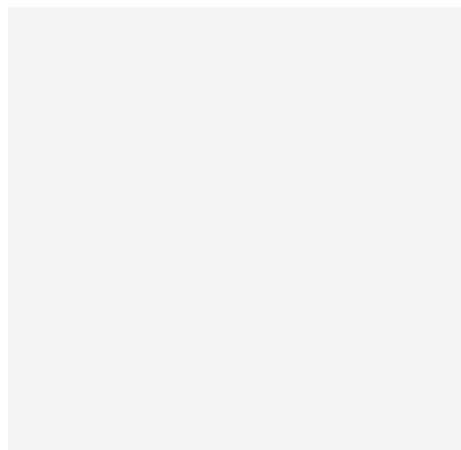


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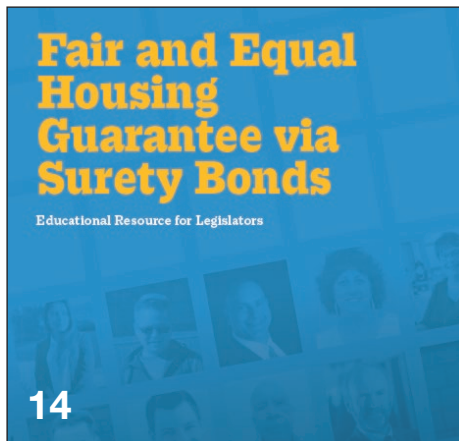
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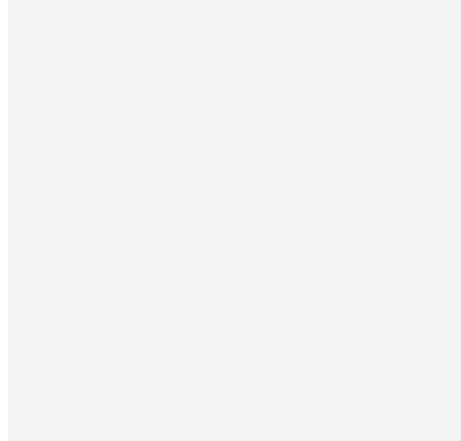
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Bills Prepared
**FOR THE 192ND LEGISLATIVE
SESSION**



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Cover Photo by Ken Lund (flickr.com).

LETTER FROM THE EXECUTIVE DIRECTOR

Test De-risked

IN FEBRUARY WE MADE NUMEROUS SMALL USABILITY IMPROVEMENTS TO OUR WEBSITE, DRAFTED THREE BILLS FOR FILING IN THE 192ND SESSION, AND DE-RISKED OUR CERTIFICATION TESTING SOFTWARE.

In February we improved our website, prepared for the 192nd legislative session, and de-risked the Certified Massachusetts Landlord Level Two™ test of basic competence.

Our web development team have been moving forward with closeout of a project started in 2020 and interrupted by COVID-19. A number of site useability improvements have been made:

We now show service offerings all the way down the sidebar of long pages. We hide the newsletter sign-up for logged in visitors, since you are already on our newsletter in that case. Search now works on mobile. In all search results, we show the article meta description instead of an arbitrary excerpt. The site menu now permits mobile users to access submenus. Finally, we have better differentiated the "header 2" on our page for readability with spacing above and a line below.

Our preparation for the 192nd legislative session had us draft three consensus-oriented bills. First, we want to create a right to counsel in civil asset forfeiture cases. Second, we want to create a universal housing guarantee (e.g., rent will be paid no matter what). Third, we want to apply the open meeting law to the legislature and eliminate the copyright notice on laws. We know that we have little ability to advance a landlord-oriented proposal on its own, so we have tried to find areas of common ground with renter advocates and others.

Unfortunately, there seems to be a lack of bandwidth in Massachusetts politics to create new collaborations or hear new ideas. It reminds me of a cartoon once used in a training class on process improvement. A logger chopping down a tree with an axe shouts to the person behind him, who is offering a chain saw, "I'm too busy to talk!"

But all is not lost. We don't need permission to launch our certification program, and that is exactly what we are doing. In February we declared mastery over the software and algorithms needed to launch the Level Two test of basic competence. We will be using adaptive testing. Unlike a classical test, in which a passing score might be 70% of all questions, an adaptive test requires a minimum attainment in key areas, and can declare an examinee "passed" or "failed" with comparatively far less time.

We offer an impressive array of services and member benefits, with a real eye to technological advancement. If you have not recently visited the member home page, now is an excellent time to do so. Become a Certified Massachusetts Landlord Level One. Take advantage of all that we have to offer.

Thank you for your support in our mission to create better rental housing.

Stay safe,

Douglas Quattrochi

Executive Director,

MassLandlords, Inc.



PERSPECTIVES:

Landlords Dawn and Dale McGuire vs. Tenants Alycia Floyd and Tim Connors during the eviction moratorium

By Kimberly Rau, MassLandlords Writer

The McGuires allege that their tenants were trying everything they could to avoid paying rent; Floyd and Connors counter that their rental home was plagued with issues.

It was around a quarter past 10 on Tuesday, Jan. 5, when the eviction hearing between Dawn and Dale McGuire and their tenants, Alicia Floyd and Tim Connors, began. The hearing was taking place more than nine months after the landlords had served their tenants a notice to quit and started the eviction

process, due to the coronavirus pandemic and ensuing eviction moratorium.

In that time, the McGuires had received no rent from Floyd and Connors, a fact both parties confirm. Reasons for why the rent went unpaid vary depending on whom you ask. For instance, Dawn McGuire alleges her tenants were gaming the system and refusing to pay rent or vacate the premises. Floyd and Connors argue that their landlords were ignoring important upkeep on the house, including major issues with the pipes.

Things weren't always this fraught between landlord and tenant. Both parties agree that things started out fine. Floyd and Connors, her fiancé, started renting the house at 139 Homestead Ave.,

in Rehoboth, in 2018, and were happy to do so. For McGuire's part (all below references to McGuire in this story refer to Dawn, unless otherwise noted), she agreed to rent to the couple instead of any of the multiple other interested parties because she, like Floyd, had a child in the local school system and knew the importance of such matters.

So what went so wrong? Both parties agree that things started to go south in February 2020, but that's also where the differences in perspective between landlord and tenant get very stark. McGuire claims that as a result of the lost rent, she and her family were forced to sell the home they were living in and move into a camper on the rental property. Floyd and Connors see it differently, claiming their landlords cooked in the camper in question but were otherwise living in a pool house larger than the rental home itself.

In this article, we'll be telling the same story twice, first from McGuire's perspective, then from Floyd's and Connors' points of view. At the end, things will circle back to the outcome of the aforementioned court date.

Dale McGuire, an engineer with Keolis, a company contracted with the MBTA, did not speak directly to MassLandlords for this story, though he is one of the property owners and was present at the court hearing.

SOME BASIC FACTS (THAT BOTH PARTIES AGREE ON OR THAT ARE MATTERS OF PUBLIC RECORD)

According to public records, Dawn and Dale McGuire purchased the property in question in 2009. Floyd said that



The McGuire's rental house at 139 Homestead Ave., with construction on the pool house visible in the background. Image Source: Google Maps

before she and her fiancé began renting the house, relatives of the McGuires were in residence.

Both McGuire and Floyd have stated that at the time of lease signing, the McGuires were clear that they intended to do some construction on the large pool house in the backyard. The McGuires also made it known that the rental house, a small ranch, had some issues with drafty windows and the washing machine not being connected to the septic system. They informed their prospective tenants that they were not planning to fix the issues, since the long-term goal was to tear the house down and live in the pool house, which was on track to be the McGuires' "forever home."

THE LANDLORD'S STORY

In October 2019, Floyd's and Connor's lease had expired. But, McGuire said, both parties were fine with continuing the tenancy on a month-to-month basis, since the construction on the pool house wasn't

complete yet. In November 2018, the rent was late, but paid during the month. In December, the rent for that month didn't show up until January. January's rent was paid in February, and February's rent didn't show up at all.

"Then I asked for the rent [for February] and they got hostile," McGuire told MassLandlords.

She served them a 14-day notice to quit for nonpayment in February 2020.

"From that point on, that was it," she said. "[Floyd] basically told us, 'You'll get your rent when you get us into court.'" It was February when her tenants also contacted the Board of Health (BOH) about the aforementioned issues in the house, which was a ploy, she said, to not have to pay rent. Nevertheless, McGuire said, she and Dale provided their tenants with putty and a knife to fix the windows, and contacted the BOH about the washing machine, which had never been hooked up to the septic system and was draining grey water into the yard.

The BOH told McGuire that she could not simply remove the washing machine, as it was present when the lease began and could not be taken away without being replaced. When McGuire explained that overhauling the aging septic system to accommodate the additional burden from the washer would cost \$30,000 and was not something she was prepared to do, she said the BOH advised her to remove the washing machine or cap the line and give the tenants a rent credit.

"ONE PLOY AFTER ANOTHER TO NOT PAY RENT"

During all of this, after the McGuires received their letter from the BOH but before capping the line to the washing machine, McGuire said her tenants complained of water in the basement. She said Dale spent two days checking for problems, having the septic system pumped, cleaning pipes and bleaching toilets and sinks.



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Three days later, she said, Floyd and Connors reported the problem was happening again. This time, when Dale went back in, he found cardboard and cigarette boxes shoved in the pipes. This issue was reported to MassLandlords by McGuire and also entered into testimony on January 5. McGuire also claims her tenants re-installed the washing machine, which she discovered when she saw water coming out of the side of the house. McGuire states she had to get a temporary restraining order to enter the house and remove the washing machine entirely, and got permission to conduct an inspection as well, whereupon she claims she learned her tenants had removed the smoke detectors.

And still, no rent was coming in.

"The first of the month will come and they won't acknowledge it or pay a dime," McGuire said.

In the summer, McGuire stated, her tenants complained about possible iron poisoning, claiming their toenails were turning yellow. A service call (one of many over the tenancy, according to McGuire) resulted in a high iron reading and a recommendation to flush and chlorinate the well, which the McGuires did, providing their tenants with both bottled water for drinking and barrels of water for washing in the meantime. And still, no rent came in.

"It was one ploy after another to not pay anything," McGuire told MassLandlords.

PANDEMIC PROBLEMS

Having served her tenants a 14-day notice to quit, McGuire had to take the next step in the eviction process and file with the court. She vividly recalls driving up to the court on March 16 and seeing a sign out front: The courts were closed. The entire state was entering the first phase of coronavirus lockdown.

That's when things got really bad, according to McGuire. The McGuires had planned to wait until construction on the pool house was done before selling their home, but concerns about job security, combined with no rent on the rental property and a hot seller's market, prompted them to sell their primary residence. Since Floyd and Connors

had been telling the McGuires that they wanted to leave (according to McGuire), the landlords figured this would be the push their tenants needed. But that's not what happened.

McGuire believes her tenants "hit the lottery" when the pandemic struck, and said she stopped thinking they would ever move out.

"They're not going to go anywhere and pay rent...they're not going to go anywhere else and

live for free [like they are here]," she stated. The McGuires stayed in a hotel for a while, then

eventually moved into a camper on the rental property, a literal stone's throw away from their

rental house, and the Floyd-Connors family. They had to get a court order, she said, to get a

water hookup from the rental house to the trailer, and had to get an emergency pole from

National Grid to have electricity to the camper.

"[My husband said], 'I just don't understand. It's our house.'" McGuire said she called the governor's office, which suggested they contact a lawyer. The McGuires didn't see much use in

that: The courts were closed, and there was an eviction moratorium in place. Instead, they sat tight through the summer and winter, waiting for their day in court. Mediations reportedly failed. McGuire struggled with keeping up with daily life in a camper, where everything from schoolwork to wireless internet was a challenge.

Further, McGuire said, her tenants are taunting her family. She claims Floyd and Connors set up their Christmas tree in a back window on purpose in order to rub it in that they had proper housing while she and her family lived in a camper. McGuire stated that, in person, Floyd acts intimidated by her, but then is aggressive over the phone or via electronic correspondence, and that her tenants have purchased new things for their house, all while not paying rent.

"We're total victims of this pandemic," McGuire said.

THE TENANTS' SIDE

Floyd and Connors have a different view of things. Their side of the story paints a picture of a falling-down house, retaliatory landlords, and a pandemic that dried up their income and didn't allow them to pay rent.



The campers Dawn McGuire and her family say they were forced to live in after their tenants stopped paying rent and they sold their primary residence. Source: Dawn McGuire

As stated previously, Floyd and Connors agree things started off fine. Floyd states they were happy to get into the house.

"Their intention was to knock this house down in three to five years, and that was perfect for us because we wanted two to three years to save money to buy a house," Floyd told MassLandlords. "But we've had nothing but problems."

Floyd and Connors agree on the timeline of the late rent. Small business owners, Floyd said she and Connors had a client miss a large payment for services, which started a snowball effect in December.

However, the issues that began in February of 2020 look different through Floyd's and Connor's eyes. First, Connors argued (both in court and later to MassLandlords) that the issue with the plumbing was not water in the basement, but sewage, and it happened during a time that family members were visiting.

As for the alleged sabotage after Dale came to address the issue, Floyd agrees that a few days later, the problem was back, but when asked about the cigarette boxes and other allegations of sabotaging the pipes, both were dumbstruck.

"That is so farfetched. That is the biggest lie," Floyd said. "Why would we do that?"

Floyd stated that they contacted the Board of Health over the myriad water issues with the pipes. Multiple service calls had not fixed the problems.

"My hair had turned orange, my finger nails had turned orange...our dishwasher was coated, everything was coated in iron. I've lost favorite articles of clothing...and then we had the sewer backup." Floyd also said there were concerns about mold in the house, and noted that after anyone showered, the tub had to be scrubbed from the residue left behind by the water. Things were getting untenable.

The McGuires received their letter from the Board of Health on Feb. 12, 2020. Six days later, Connors said, a notice to quit arrived.

In court, Connors called this move retaliatory. Floyd believes that the McGuires wanted them out so they could tear down their house and continue construction. They also stated that they

had not agreed to fix the windows, and claimed their landlords' allegation that the washing machine couldn't be hooked up to the septic system was unfounded.

"I'm a contractor, I know," Connors said. "Adding a washing machine will do nothing to tax the septic system."

Floyd and Connors said that after so many issues, they were looking forward to finding a new place.

"And then COVID hit," Floyd said. "We own a small business. We were forced to not work for a month, and then it was months before people would allow us into [their homes]."

"There was nothing for four months," Connors confirmed. "Then it was a trickle...it's been nothing but a struggle." They applied for a business loan and were denied. They applied for RAFT but couldn't receive it (editor's note: this might be because their owed rent exceeded the maximum benefit allowed under RAFT). They said that McGuire denied their RAFT application as well. McGuire states that she did so because she believed that signing the RAFT form would forgive the rest of the rent owed not covered by RAFT, and render her unable to pursue eviction.

"We were in no position to get out during COVID financially," Floyd stated, adding that having a pet dog made finding a new rental challenging even during good circumstances. But, Floyd added, they were also reluctant to pay rent because the house was plagued with issues.

Then, Floyd said, the McGuires sold their home for "top dollar" in the summer and moved not one but multiple campers onto the property to live and cook in. Construction ramped up, with more than 50 trees taken down in the yard, and multiple pieces of large construction equipment causing noise disturbance. The dust got so bad, they said, that Floyd's daughter, who has asthma, had to go live with her father.

Floyd and Connors recognized that the McGuires chlorinated the well. However, they expressed suspicion that this solution to an ongoing, longtime problem was only ultimately done when the landlords were preparing to move back onto their property.

Floyd and Connors allege that the McGuires are exaggerating and that their landlords primarily live in the pool house, not a camper. They also stated they have had to call the police multiple times because their landlords harass them, including taking back the recycling bin they had been using and calling them up and yelling at them.

"They just want us out of here so they can knock this house down and build their house," Floyd stated.

THE EVICTION HEARING

The court hearing played out essentially like the interviews did. The McGuires stated their tenants had not filed an affidavit with the CDC, and that they were seeking an eviction based on nonpayment of rent. Floyd and Connors stated that the eviction notice was an illegal retaliatory move and that they were not able to pay their rent. Judge Joseph Michaud attempted to keep things on track; at times, both parties were prone to tangents ruled irrelevant by the court. In one moment, it came to light that at some point in 2020 McGuire had attempted to take out a restraining order on a hot tub Floyd and Connors were keeping in the back yard. Floyd and Connors state that they were simply storing the tub back there and had never hooked it up or intended to use it. McGuire stated to MassLandlords later that she had attempted to take out the restraining order to get the hot tub removed and to also address an issue with a ripped-out ceiling in the mud room, but was denied.

The judge did not rule that day, instead waiting a few days to ultimately rule in favor of the landlords. When the CDC eviction moratorium expires, the McGuires can evict their tenants (possibly sooner if the tenants' CDC affidavit is ruled invalid, pending the judge's decision). Floyd and Connors are also on the hook for the missed rent and costs, in excess of \$20,000.

On January 19, 2021, the McGuires, Floyd and Connors again returned to court to discuss the CDC affidavit filed by Floyd and Connors earlier in the year, which the McGuires were disputing. Floyd confirmed she had received unemployment for a short time during

the pandemic, including the extra \$600 allotted by the federal government. Judge Michaud questioned why they had not paid any rent during that time. Floyd stated that the extra money was going to other living expenses, including utilities, during that time. She also stated that the condition of the house was an issue and had led them to hold back rent.

The judge stated he would need another day to determine whether eviction could happen right away, or needed to wait until the moratorium was lifted.


A GAME WHERE NOBODY WINS

In the end, it seems like nobody really won here. The McGuires have lost approximately a year's worth of rental income, and Floyd and Connors lost most of their employment income. Two families were stressed beyond belief, the landlords because they lost rent, the tenants because they were allegedly living in a situation that no one should

have to endure. An unfunded eviction moratorium left both parties in a tough situation, a poor epilogue to a rental relationship that, by all accounts, started out beneficial for everyone and ended up in a nightmare for all.

There is a lesson here for all landlords. A rental home should be above reproach when it is leased to a tenant. Renting out a housing unit that has structural or other issues has the potential to cost far more than the price of getting things up to snuff. If Floyd and Connors began renting the house in October 2018 for the \$1600 a month they reported, the McGuires received approximately 15 months of rent before things went sour between the parties. That amounts to \$24,000, a mere \$3,000 more (roughly) than what they are now owed. It's hard to see that as worth it in light of all the trouble it was to even get to court.

As of publication, the judge was still taking the matter under advisement, with

judgment ordered but an exact eviction date still to be determined. We will continue to update this story as things progress. Jennifer Rau contributed court reporting for this story. 

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Members following our best practices should become certified by creating a professional landlord profile at MassLandlords.net.

Renters can now search and verify Certified Massachusetts Landlord credentials at MassLandlords.net/lookup. This member service can differentiate housing providers anywhere in the state. It will especially help in markets where renters have more choices. It will also help MassLandlords to advance our policy objectives.

DIFFERENTIATING OURSELVES AT THE STATE HOUSE

A primary benefit of the certification program is the ability to differentiate professional housing providers from the proverbial “slumlord.” The bad operators who make the news for illegal or other

unprofessional acts tarnish the entire industry’s reputation.

Of course, most of us work very hard, are appreciated by our renters and follow the laws in letter and spirit. When we speak to representatives and senators, they need to understand the difference. What could be more clear than “I’m certified” or “That other landlord shamed in the news was not certified.” When a Certified Massachusetts Landlord™ has a policy criticism or suggestion, it will count because of what the certification means.

HOW CERTIFICATION HELPS MEMBER BUSINESSES

The Certified Massachusetts Landlord™ is a voluntary three-tier program included in the cost of base dues. To be fully certified, first we make a commitment to follow a set of best practices. This is available now. Second, we will

prepare for and pass a test of basic legal competence. Third, we will keep up with continuing education as laws and markets change. These top two levels will become available in May.

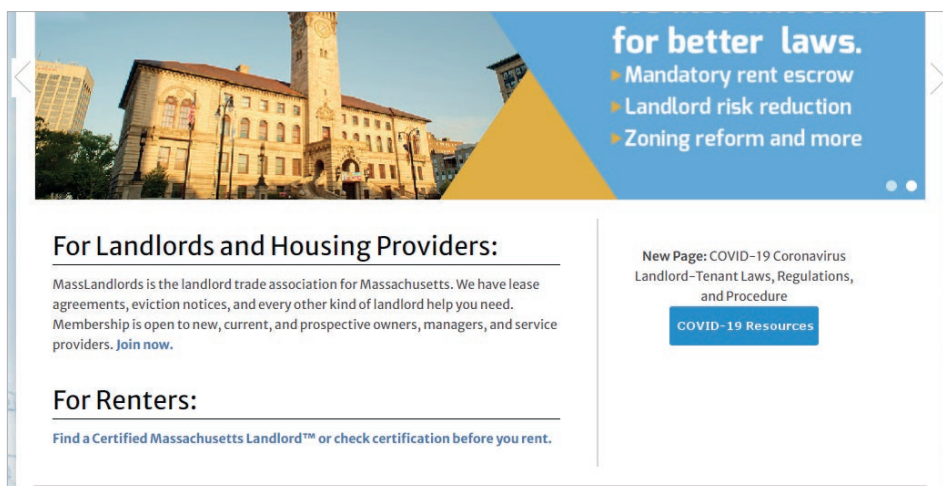
By design, every MassLandlords member should be able to certify based on the things we already do and the knowledge we already have. At time of writing, we have just over 2,000 members in good standing. Top-down and bottom-up estimates indicate that there are approximately 50,000 to 70,000 landlords in Massachusetts. This means that our 2,000 are among the most motivated, the most knowledgeable and the most committed to continuing education.

It will take less than one hour to create a professional landlord profile on our site. This includes renter-facing contact information, a profile picture and your name.

Once you have created your profile, you can agree to the set of best practices. These should be things you are already doing. For example, we promise that we will follow the laws, fix everything that’s malfunctioning or leaking and work towards a reasonable exterior appearance. Once signed, the best practices document is a legally binding contract. This enables us to protect the brand from someone who might not follow through with the best practices.

WHY CERTIFICATION, WHY NOT LICENSING?

There are three reasons why the Certified Massachusetts Landlord™ fits the market better than licensing. We have a full write-up on [why landlord certification is better than landlord licensing](#) on our site. In a nutshell:



Screenshot of the MassLandlords home page showing that certifications are now being advertised to renters (below image, center text “For Renters”).

First, landlording is a unique business not well suited to 40-hour-a-week apprenticeships like in licensed industries. Most of us start part-time nights and weekends. If we reach scale, then we work first shift. The experienced landlords on first shift therefore aren't available to teach the new landlords on second shift. It's not at all clear how licensing apprenticeships could be constructed with this split-shift, part-time industry.

Second, MassLandlords has already designed and started the certification program. There is no need to start a new licensing regime. We take formal and informal input any time, especially from public servants, including the courts. Anyone can email hello@masslandlords.net with a suggestion. We read it all and act on every good idea.

Third, MassLandlords is the established leader in the creation of rental housing. Over 300,000 unique visitors a year read our website. Thousands participate in our interactive events each year, including

our comprehensive "crash course." And we do this all with member dues that pay for themselves.

HOW TO BENEFIT


It's true that many renters won't check your certification at first. But some will. And this summer MassLandlords will be helping member businesses by paying to advertise the certification program to renters. You should prepare for this in three ways:

First, create your professional profile at MassLandlords.net and get certified.

Second, upgrade your marketing to reflect your new status. In your ads, reference that your certification can be verified at MassLandlords.net. In your rental application, include a one-pager about certification and why it's best to rent from you.

Third, provide your website or other desired contact information in your professional profile when you have units for rent. The certifications are searchable by geographic region. As the certification

grows, your lead generation through MassLandlords will grow.

This certification is a major new initiative included in every membership for the cost of dues. Early adopters stand to benefit the most especially in markets where the apartments and locations are similar, and landlords compete on service and brand. We encourage every renter-facing landlord and property manager to become certified today. 

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MassLandlords Policy Priorities Survey EMPOWERS MEMBERS TO DECIDE

By Eric Weld, MassLandlords, Inc.

MassLandlords' ongoing Policy Priorities Survey provides a forum for members to impact our public policies and actions on housing and landlord issues

The MassLandlords policy priorities survey ensures that every member has a voice in deciding the association's public actions, stances and strategies for improving the statewide landlording business environment.

Our policy priorities survey is an online evergreen poll that seeks MassLandlords members' opinions on a range of housing issues and public policies that can have positive impact on rental housing in Massachusetts.

The policy priorities survey is a main component in MassLandlords' commitment to a democratic system of governance. We need members' input, and we rely on the [survey results](#) to formulate

decisions on how best to improve Massachusetts housing policy for landlords and renters alike. Members' opinions are what we use to decide which legislation to endorse or oppose, what pending proposals to support, what litigation to weigh in on, and even what issues to prioritize.

In short, the policy priorities survey is how we can best represent you and the issues that pertain to your business.

POLICY PRIORITIES SURVEY AVAILABLE TO MEMBERS AT ANY TIME

Seasoned MassLandlords members might be familiar with our policy priorities survey. Periodically, when certain legislation is introduced or new laws are enacted, we ask members to weigh in with their thoughts. We encourage all members to add your voice to the survey and help us direct our public actions through member consensus.

But you don't have to wait for our prompt. At any time, you can [click on the](#)

[survey](#) and enter your opinions on how we as an association should move forward.

All members in good standing are eligible to take the survey, and we have refined it to make participation as simple as possible. On the page you will see a list of issues, each given brief labels such as "zoning," "rent control" or "rent cancellation," followed by a sentence defining the proposed action on which you are voting.

You may return to the survey and change or update your votes at any time.

POLICY PRIORITIES RANKED BY SCORE VOTING

We use a score voting (also known as "range voting") system to tally results. This means that policy decisions are made based on where the average of all votes lands within the range of options. If a majority of voters favor a policy, such as opposing rent control, by entering scores above the average, that will become the MassLandlords policy position.

Score voting is ideal for compiling results in multi-issue surveys, because: 1) It provides thorough vote representation by allowing us, and readers, to see and record all votes cast, and placing them visibly on a results graph. Votes that fall in popularly common trends are blocked together; but in the score voting system, even the most outlying votes are represented on results graphs. And: 2) Score voting results can then be categorized in trend clusters that show the strength of voting blocks, and how scores for one option compare side-by-side with others. This helps inform our policy decisions, especially if two voting options are very close.

Ranked choice voting (RCV), by contrast, is an electoral system we believe

Surveys >> Public Policy Priorities

Public Policy Priorities

You are a member in good standing:

Rate issues on a scale of 0 to 100.

Rate any or all choices on a scale of 0 "never do this" to 100 "do this immediately". "50" means pure indifference. You don't need to fill in every answer. The issues you leave blank won't be impacted one way or another. You can rate each issue independently. Picking "100" for one issue means you can still rate another issue "100" as well.

Survey data are timestamped and used to set state-wide priorities. Return to update this survey whenever you please.

Right to Counsel:

Oppose taxpayer-funded attorneys for tenants in summary process (eviction) proceedings.

The policy priorities survey is easy to use. Simply enter a number between 0 and 100 in the blank next to an issue—0 means "never do this", 100 means "do this immediately." Image: CC BY-SA MassLandlords

to be fairer and more effective for legislative elections, but that would not work as well for our multi-issue surveys. RCV has participants rank several options as first choice, second choice, third choice, etc. The election winner is decided by which candidate receives the majority (more than 50%) of first-place votes. If no candidate wins a majority of first-place votes, RCV moves to a new count, eliminating the candidate with the fewest votes and awarding that candidate's votes to those voters' second choice. The process continues until a candidate has at least 50% of first-place votes and is declared the winner.

Our score voting survey asks you to enter your opinion, in the box next to the survey item, in the form of a number between 0 and 100. The number you enter designates how strongly you feel about the proposed action – 0 meaning “never do this,” 100 meaning “do this immediately,” or any number between those poles. A score of 50 means indifference on the voter's part.

POLICY PRIORITIES SURVEY RESULTS

We regularly publish and update our policy priorities survey results in two bar graph variations, each emphasizing different data. This allows members and survey participants to view overall participant vote tallies.

The first graph displays bars (or candlesticks) with extending whiskers (or wicks) representing votes cast on each issue. Each bar contains a line showing the median among all votes. An X marks the mean. The first graph sometimes shows dots throughout the voting range. The dots represent votes (called outliers) that don't fall within the range of popular voting blocks.

A second stacked bar graph displays exact vote counts in five color-coded categories within each issue: strongly disagree, disagree, undecided, agree and strongly agree. This graph provides a way to categorize numbered votes in order to show block agreement or disagreement trends among survey participants.

This page is updated with new results when we introduce a new issue to the survey. All past policy priorities survey

questions are saved and archived to allow for long-term tracking of issue trends.

SURVEY RESULTS DETERMINE MASSLANDLORDS PUBLIC POLICIES

Results from our policy priorities survey help inform public actions pursued by MassLandlords.

When a survey yields clear consensus, such as a recent poll on eviction morato-



Soliciting votes from MassLandlords members on a range of rental housing issues is a main component in our commitment to democratic governance. Image: CC BY-SA Pixabay

rium reimbursement and opposing rent cancellation, MassLandlords endorses and lobbies for proposals and legislation that support these stances.

“MassLandlords has played supporting and opposing roles in various policy areas, especially rent control and right of first refusal,” said Doug Quattrochi, Executive Director. “We have also invested heavily in policy infrastructure, because some of what the members have asked us to do cannot be done without better grassroots organization or even more fundamental electoral reform.”

Also, in further support of democratic governance, the survey includes a field for members to write in your own suggestions for policy proposals. Members are also encouraged to suggest different or clearer wording of any proposal on the survey.

AN UP-TO-DATE SURVEY PROCESS

The policy priorities survey page is updated monthly by MassLandlords staff.

All questions posed in the survey are saved for long-term management. However, occasionally we alter survey questions based on updates to pending legislation or different market conditions. When such changes occur, we delete answers to the original question because they are no longer specifically valid, and update results.


We also delete survey responses that are two years old in order to retain a current and updated reflection of membership priorities and opinions.

THE WORST FORM OF GOVERNMENT, EXCEPT FOR ALL THE OTHERS

MassLandlords highly values and adheres to our democratic system of governance.

“Many forms of Government have been tried, and will be tried in this world of sin and woe,” begins a famous 1947 quote by the legendary English Prime Minister Winston Churchill, which rings equally true today. “No one pretends that democracy is perfect or all-wise. Indeed it has been said that democracy is the worst form of Government except for all those other forms that have been tried from time to time...”

By empowering MassLandlords members to guide our public actions through your collective voice, we believe we are creating the most stable, inclusive association possible, and presenting a more cohesive and impactful outward message.

Our policy priorities survey, along with our annual elections of directors, are major components in our ongoing democratic effort to achieve that impact. 

Point your camera app here to read more online.





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Whether it's blinds or shades, we offer various styles and price points.

Our Expertise is at Your Service

We can help with everything you need, so your properties stand out from the rest. Connect with a Rep to get the unmatched personalized service you deserve.

© 2020 The Sherwin-Williams Company



Minimum purchase of \$100 in a single transaction, before sales tax and after all discounts have been applied. Savings is applied to qualifying items purchased on a prorated basis. Multiple dollars-off coupons will not be honored. Must surrender coupon at time of redemption. Cash value: 1/100 of 1¢. Offer excludes previous purchases, and purchases of gift cards. Other exclusions may apply, see store for details. Valid in Boston area stores. Sherwin-Williams retail paint stores only. We reserve the right to accept, refuse, or limit the use of any coupon. Offer valid through 02/24/21.



Bills Prepared **FOR THE 192nd** **LEGISLATIVE SESSION**

MassLandlords has prepared three bills: civil asset forfeiture right to counsel, a legislative open meeting law, and a housing guarantee pilot program.

The bill text below has been prepared for filing in the 192nd legislative session. Unlike past bills, we have drafted these with prefatory “Whereas” clauses. These clauses allow us to indicate the need for a solution even to those who may not be familiar with the underlying law or what our wording would accomplish. MassLandlords hereby releases this bill text into the public domain (for this article only, please disregard the copyright notice that automatically appears in connection with our publications).

AN ACT ESTABLISHING A RIGHT TO COUNSEL IN CIVIL ASSET FORFEITURE CASES

WHEREAS in the period 2017-19 the Commonwealth, through civil asset forfeiture actions under section 47(d) of chapter 94C of the General Laws by the attorney general and district attorneys, seized assets from people who had not been accused of, let alone convicted of, any crime, including more than \$20 million in money;

WHEREAS in 24% of cases the amount of money seized was between \$2,000 and \$4,999, in 25% the amount was less than \$2,000, and in one case was \$6.20;

WHEREAS section 47(d) of chapter 94C of the General Laws puts the burden

on a claimant to prove that the property is not forfeitable;

WHEREAS in most cases the legal fees that an innocent owner would incur in making a claim would exceed the value of the seized property;

WHEREAS in approximately 80 per cent of civil asset forfeiture cases in the period 2017-19, the owner made no claim;

WHEREAS civil asset forfeiture has a disparate impact on communities of color;

WHEREAS the statute allows the prosecuting district attorney, attorney general, and police department involved in the seizure to retain the assets they seize;

WHEREAS the Declaration of Rights provides that “each individual of the society has a right to be protected by it in the enjoyment of his life, liberty, and property, according to the standing laws,” that “no subject shall be... deprived of his property... or deprived of his life, liberty, or estate, but by the judgment of his peers, or by the law of the land,” and that “every subject has a right to be secure from all unreasonable searches, and seizures, of his person, his houses, his papers, and all his possessions.”

WHEREAS the statute, by encouraging State actors to seize money and deterring innocent owners from seeking its return, is an affront to the foregoing provisions of the Declaration of Rights and to the principles of fundamental justice;

WHEREAS it is in the interest of society as a whole that individuals at risk of losing their property or their homes should have the benefit of competent counsel; and

WHEREAS funds that the Commonwealth and its agencies obtain from civil asset forfeiture ought to be expended so as to ensure that claimants in civil asset forfeiture proceedings and litigants in summary process proceedings are afforded adequate legal representation:

**NOW THEREFORE BE
IT RESOLVED THAT:**

SECTION 1.

Subsection (d) of section 47 of chapter 94C of the General Laws is hereby amended by striking the second, third, and fourth paragraphs and inserting in place thereof the following:-

Upon the filing of a claim to the property by any person other than the commonwealth, the clerk of the court shall determine whether the person is a natural person. Upon a determination that the claimant is a natural person, the chief counsel of the committee for public counsel services shall assign the case to either the public counsel division or the private counsel division.

The final order of the court shall provide that said moneys and the proceeds of any such sale shall be distributed to the Counsel for Indigent Salary Enhancement Trust Fund established under section 35Z of chapter 10 of the General Laws, and shall then be expended without further appropriation to pay (1) counsel assigned or appointed pursuant to this section, and (2) counsel assigned or appointed to represent parties in summary process proceedings.

Section 17. The committee shall establish, supervise and maintain a system for the appointment of counsel for the provision of legal services for indigents subject to summary process or similar proceedings and resulting appeals under chapter 239 and section 19 of chapter 139 as provided by section 2B of chapter 239 and section 19½ of chapter 139. Legal aid organizations that provide representation to indigent individuals and families are eligible for appointment and may be designated as counsel within the meaning of this section.

AN ACT FOR PUBLIC OWNERSHIP OF PUBLIC INFORMATION

WHEREAS the people of this Commonwealth have the sole and exclusive right of governing themselves as a free, sovereign, and independent State, as set forth in Article 4 of the Declaration of Rights;

WHEREAS a self-governing, free, and sovereign State depends on the liberty of the press, which in turn depends on access to information;

WHEREAS the Supreme Court of the United States has held that the Government Edicts Doctrine bars legislators from owning the law, in that officials empowered to speak with the force of law cannot be the authors of, and therefore cannot copyright, the works they create in the course of their official duties;

WHEREAS the Legislature cannot own copyright in the works that the Legislature creates;

WHEREAS the Legislature asserts copyright in its works, including copyright in the laws, by way of a notice on the website malegislature.gov that states, "Copyright © 2021 The General Court of the Commonwealth of Massachusetts;"

WHEREAS improper assertion of copyright in public-domain works is a criminal offense under the federal Copyright Act of 1976 as amended.

NOW THEREFORE BE IT RESOLVED THAT:

SECTION 1

Chapter 66 of the General Laws is hereby amended by inserting after section 1A the following section:-

Section 1B. The Legislature disclaims, abandons, relinquishes, and waives copyright in the works of the Legislature, including all works created prior to the effective date hereof, and hereby irrevocably transfers and dedicates all such works to the public domain. The Legislature shall not claim copyright in any future works created by or on behalf of the Legislature, and all such works that the Legislature causes to be published shall contain a notice stating that: "The Legislature of the Commonwealth of Massachusetts hereby irrevocably dedicates this work

to the public domain, and waives all copyright and associated claims and causes of action with respect to this work." This section shall be construed liberally for the accomplishment of its purpose, which is to encourage the freedom of speech and of the press.

SECTION 2

Section 18 of chapter 66 of the General Laws is hereby amended by striking out the words "this chapter shall not apply to the records of the general court, nor shall" and inserting before the words "be public records" the words "shall not."

AN ACT ESTABLISHING A PILOT PROGRAM FOR RENT PAYMENT SURETY BONDS

WHEREAS a combination of policy choices in Massachusetts, including regressive zoning ordinances and bylaws that discourage multi-family housing, have led to high housing costs and a serious shortage of affordable housing, with a disparate impact on people of color;

WHEREAS more than one-third of Massachusetts households live in rental housing;

WHEREAS the COVID-19 pandemic and the Commonwealth's response thereto have resulted in significant hardship both to people who live in rental housing and to people who provide rental housing;

WHEREAS housing providers depend on rent in order to pay their bills, including their property taxes;

WHEREAS a significant number of renters have rental arrears in excess of \$10,000;

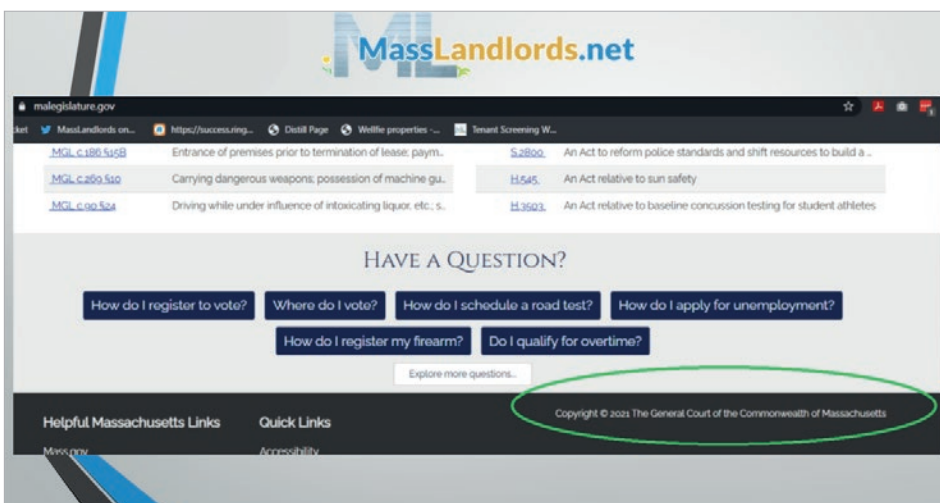
WHEREAS the maximum amount available through RAFT is \$10,000; and

WHEREAS a market-based approach, whereby the Commonwealth would stand as surety for rental-payment bonds, could target assistance to those who need it most;

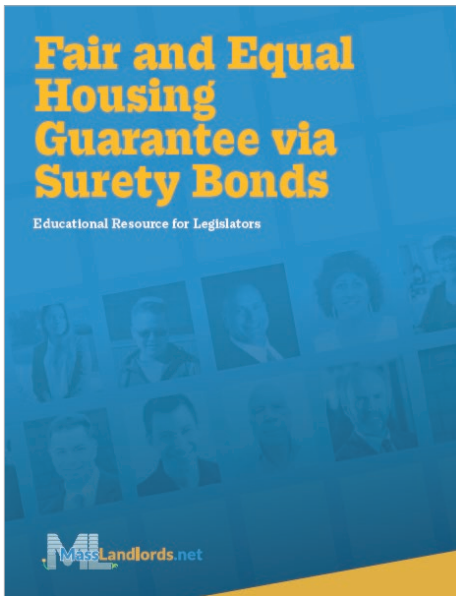
WHEREAS a pilot program could help determine whether the policy is more effective than a direct subsidy:

NOW THEREFORE BE IT RESOLVED THAT:

SECTION 1. The General Laws are hereby amended by inserting after chapter 121G the following chapter:-



A slide shown at recent MassLandlords events, during the business update, shows the unlawful copyright notice at MAlegislature.gov.



MassLandlords first proposed the idea of a universal housing guarantee via surety bonds during in the summer of 2020.

CHAPTER 121H

Rent Payment Surety Bond Guarantee Fund

Section 1. Definitions. As used in this chapter, the following words shall, unless the context clearly requires otherwise, have the following meanings.

The term “lessor” means the owner of land or tenements used for residential purposes, including landlords.

The term “lessee” means the lessee of land or tenements used for residential purposes, including tenants.

The term “rent-payment surety bond” means a bond conditioned on the payment

of rent or use-and-occupancy payments by a lessee to a lessor.

Section 2. The secretary of housing and economic development shall establish a pilot program to test the viability and efficacy of enabling lessors to purchase rent-payment surety bonds from companies authorized to transact business by the division of insurance, which pilot program shall reflect the geographic, racial, and ethnic diversity of the commonwealth.

Section 3. For the purposes of the pilot program, there is hereby established a fund to be known as the Rent Payment Surety Bond Guarantee Fund, to which shall be credited the proceeds of any bonds or notes of the commonwealth issued for this purpose, and any appropriations authorized by the general court specifically designated to be credited to the fund.

Section 4. The secretary shall instruct the department of housing and community development to administer the fund in order to enable lessors to purchase rent-payment surety bonds from companies authorized to transact business by the division of insurance. The department shall, up to the amount of \$10,000,000, guarantee all surety companies against all losses that result from a breach of the terms of any rent-payment surety bonds issued pursuant to this chapter, and provide to lessors upon satisfactory application the full amount of all premiums and other amounts paid for such bonds, subject to the following conditions:

(a) Each applicant for a surety bond shall provide satisfactory evidence of ownership of the premises, that the applicant is not subject to sanctions administered by the federal Office of Foreign Asset Control, that the use of the premises as a residential dwelling is lawful, that the dwelling unit is real and preexisting, and that the lease or rental agreement pertaining to the premises existed prior to the effective date of this act. Satisfactory evidence of a written lease or rental agreement shall include any written lease or tenancy-at-will dated prior to the declaration of surety. Satisfactory evidence of an unwritten agreement shall include copies of voided checks or other proof of repeat payment prior to the declaration or affidavits executed by the parties averring the existence and terms of their agreement.

(b) Each lessor seeking payment from the surety company shall provide evidence that the proximate cause of the lessee's nonpayment of rent or use and occupancy is (i) the 2019 novel Coronavirus (COVID 19), or (ii) the federal, state, and local governmental responses thereto, including the state of emergency declared by the governor on March 10, 2020, the governor's orders issued on March 23 (COVID 19 Order No. 13), on March 31 (COVID 19 Order No. 21), and all executive orders and advisories issued in connection with COVID 19.

(c) Each lessor shall demonstrate to the satisfaction of the department that the lessor has not previously sought

ARTICLE YOU MAY HAVE MISSED

New COVID Landlord, Court Regulations Now Law (FY21 Budget, 191-H5181, Ch. 257 of the Acts of 2020)

A new law, signed by Gov. Charlie Baker on December 31, 2020, introduces important new regulations affecting Notices to Quit (NTQs) served for rent nonpayment, and eviction filings. [ML](#)

The full article can be found at: MassLandlords.net/blog

Final 12-30

FORM TO ACCOMPANY RESIDENTIAL NOTICE TO QUIT

THIS NOTICE TO QUIT IS NOT AN EVICTION.
YOU DO NOT NEED TO IMMEDIATELY LEAVE YOUR UNIT.
YOU ARE ENTITLED TO A LEGAL PROCESS IN WHICH YOU CAN FIGHT THE EVICTION.
ONLY A COURT ORDER CAN FORCE YOU TO LEAVE YOUR UNIT.

Pursuant to section 1(a) of chapter 257 of the Acts of 2020, from December 18, 2020 until the termination of the COVID-19 state of emergency declared by the Governor, a notice to quit for nonpayment of rent given by a landlord to a residential tenant pursuant to section 11 or section 12 of chapter 186 of the General Laws must be accompanied by this form.

Instructions for completing this form can be found here: mass.gov/noticetoquit

MassLandlords Thanks Our Property Rights Supporters

Property Rights Supporters make monthly contributions earmarked for policy advocacy.

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WORKING TOGETHER CIRCLE

Up to \$10 AAMD MGT. Alec Bewsee. Alex Narinsky. Broggi R.E. & Property Mgmt Inc. Catherine Jurczyk. CC&L Properties, LLC. Eastfield Family Trust. Geri Ledoux. Glenn Phillips. JD Powers Property Management LLC. Kee 55, Inc. Agency Account C/O Ercolini. Patty Eksuzian. Ann Eurkus. Margaret Forde. Doug Quattrochi. Realty Trust. Rob Barrientos. Scott Cossette. Stuart Warner. Topaz Realty Trust. Charles Gendron. Heidi Shey. Joann Strub. Kathryn Rivet. Alexandra Schoolcraft. WestMass Apartments LLC. John Siri Homes. Hancock Holdings LLC. Mary Palazzo. Olivier Delaporte. MassBay Group. Anthony Membrino. Corofin Properties. Brandon Lee. Tara Pottebaum. Alexa Zaccagnino. Jo Landers. Snaedis Valsdottir. Mike Hempstead. JMG Realty & Investments. Tomaltach O'Seanachain. Jonathan Siegel. Vadim Tulchinsky. Ross W. Hackerson. Barbara Frost. Pavel Novikov. Alvan Pope. Lisa Rizza. Kim Wu. Chris Adler. Demers Enterprises. John Kubilis. Summit Rentals LLC. Michael Siciliano. Real Property Management Associates. Alta Lama. Timshel Properties. Pathways. Lori Amara. Ray Boylan. Liz Dichiaro. Property Realty Group LLC. Gayle Joseph. Gray Investment Properties/ Allyson Gray Trust. Gordon LeBlanc Real Estate. TJB Properties LLC. AFL Properties. Brian Laforce.

SPECIAL MENTION

Rental Property Management Services. Banita Burgess. John H. Fisher.

One-time and bespoke donations sincerely appreciated, too numerous to list here.

To join, complete a pink sheet at any MassLandlords event or sign up online at MassLandlords.net/property. 


payment from the surety in connection with the same lessee or premises for the same rental period.

(d) The department shall promulgate emergency regulations establishing the procedure, and provide the necessary forms, by which applicants may apply for surety from authorized surety companies, obtain from the department and convey to surety companies the premium payments, and make claims in the event of nonpayment by lessees.

(e) The department shall review the results and outcomes of the pilot program and shall provide annual reports of the

pilot program to the chairpersons of the joint committee on housing.

Section 5. No court having jurisdiction of an action for summary process pursuant to chapter 239 or other form of eviction action, except for cause, shall accept for filing a writ, summons or complaint for possession of a residential dwelling arising out of a lease or rental agreement subject to a surety bond guaranteed pursuant to this chapter, unless the surety company has paid or denied the claim for surety. The department and the department of the trial court shall establish a procedure by which it

will be apparent on the face of documents presented for filing whether the dwelling was subject to such bond. 

Point your camera app here to read more online.





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LOG ONTO <https://masslandlords.net/events/speak>

& Fill out Form to Submit a Speaker Request

REGIONAL



2021 MARCH

Upcoming events
See details under each region

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 SWCLA Virtual Meeting 7:00pm - 8:00pm	2	3 Waltham Virtual Meeting 5:00pm - 7:00pm	4	5	6
7	8	9 MWPOA Virtual Meeting 7:00pm - 8:00pm	10 Worcester Virtual Meeting 5:00pm - 7:00pm	11 Springfield, NWCLA Virtual Meeting 5:00pm - 7:00pm, 7:00pm - 8:00pm	12	13
14	15	16 Cambridge Virtual Meeting 5:00pm - 7:00pm	17	18	19	20 Crash Course Day 1 8:30am - 12:15pm
21	22	23	24 Webinar 12:00pm - 1:00 pm	25	26	27 Crash Course Day 2 8:30am - 12:15pm
28	29 Cape & Islands Virtual Meeting 5:00pm - 7:00pm	30	31			



2021 APRIL

Upcoming events
See details under each region

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 SWCLA Virtual Meeting 7:00pm - 8:00pm	6	7 Waltham Virtual Meeting 5:00pm - 7:00pm	8 Springfield, NWCLA Virtual Meeting 5:00pm - 7:00pm, 7:00pm - 8:00pm	9	10
11	12	13 MWPOA Virtual Meeting 7:00pm - 8:00pm	14 Worcester Virtual Meeting 5:00pm - 7:00pm	15	16	17
18	19	20 Cambridge Virtual Meeting 5:00pm - 7:00pm	21	22	23	24
25	26 Cape & Islands Virtual Meeting 5:00pm - 7:00pm	27	28	29	30	

STATEWIDE

Virtual Crash Course Two Days: The MassLandlords Crash Course in Landlording

SAT
03/20SAT
03/27

This comprehensive training is split over two days to reduce screen time. Learn everything you need to succeed as an owner or manager of residential rental property in Massachusetts.



This fast-paced course is strictly limited to 16 participants to allow for detailed discussion and Q&A. Course tuition includes:

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - *Every Landlord's Tax Deduction Guide* by NOLO,
 - *The Good Landlord* by Peter Shapiro,
 - *Getting to Yes* by Roger Fisher, and/or
 - *The Housing Manual* by H. John Fisher.
- A bound summary of all material presented.
- A MassLandlords ballpoint pen.
- A coupon for 10% off any MassLandlords annual membership.
- A MassLandlords certificate of completion and permission to use "MassLandlords Crash Course graduate" on your marketing material.

You will receive a box packed with your personalized signed certificate, your choice of two books, course notes, pen, and half a dozen other pieces of literature. Materials will be mailed when the US curve flattens and we have a local team member healthy for fourteen days consecutively. Electronic course notes will be downloadable for printing at home and notetaking prior to the event.

[Click here to purchase tickets for this event](#)

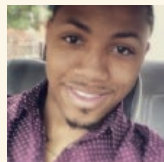


Instructor Douglas Quattrochi



Instructor Attorney Peter Vickery

Featured Testimonial



"I simply wanted to reach out and express just how happy I am to have attended the landlording crash course.

The presentation and delivery of the information was flawless and I certainly have walked away with a greater understanding of the intricacies that govern being an above average landlord/manager." – **Michael Murray**

SATURDAY, MARCH 20TH, 2021 AND SATURDAY, MARCH 27TH, 2021

VIRTUAL COURSE AGENDA

SATURDAY, MARCH 20TH, 2021

8:30am - Introduction of MassLandlords and course participants

8:50am - Rental markets

- Urban, suburban, rural
- Luxury, college, professional, working, subsidized, rooming houses

9:05am - Property selection

- Lead paint (Legal highlight)
- Utilities
- Bones vs surfaces
- Amenities
- Repairs and renovations
- Durable vs beautiful
- What if I'm stuck with what I've got?

9:20am - Sales and marketing 101 for rental property managers

- Marketing rentals
- Sales process
- Staying organized
- Branding a small business
- Getting more or fewer calls
- Tips and tricks

10:05am - Break

10:15am - Applications and screening

- Criminal, credit, eviction
- Discrimination (legal highlight)
- Tenant Screening Workshop

11:20am - If time allows, start Rental Forms

- Lease vs Tenancy at Will
- iCORI
- Eviction notices

12:15pm - End Day One, course resumes the following Saturday

SATURDAY, MARCH 27TH, 2021

8:30am - Review of Day One and follow-up questions

8:45am - If needed, finish Rental Forms

- Lease vs Tenancy at Will
- iCORI
- Eviction notices

9:15am - Legal Matters start

- Late fees
- Security deposits
- Eviction process

- o Move-and-store
- o Water and electrical submetering
- o Housing Court vs District Court
- o Warranty of habitability
- o Inspections
- o Subsidies
- o Rent control

10:05 - Break

10:15 - Legal Matters finish

11:00 - Maintenance, hiring, and operations

- o Keeping the rent roll and expenses
- o Filing taxes
- o To manage or not to manage
- o Tenants as customers
- o Notifying tenants
- o Extermination
- o Monitoring contractors
- o Lease violations and conflict resolution
- o Record keeping

11:50 - Overview of books and resources for further education

12:00 - Review of unanswered questions

12:15 - End Day Two and End Course

Please note that end time each day may vary based on questions.

Participation is Easy

As a result of the COVID-19 (coronavirus) pandemic, our events have been replaced by webinars or virtual meetings held during the traditional event time for each former location:

- **Virtual meetings** include optional audience participation via video,

phone, and screenshare and are not recorded.

- **Webinars** have limited participation options (typed questions only) and are recorded.

Our virtual registration desk is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom "test audio" feature. You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

VIRTUAL MEETING DETAILS (HOSTED BY ZOOM)

We will share our video, audio, and computer screen and slides.

- Optional: You can share your video with everyone, talk to everyone, and type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable [online](#).

Topic: Crash Course Virtual Meeting Mar 20 and 27

Time: Mar 20, 2021 08:30 AM Eastern Time (US and Canada)

Every week on Sat, 2 occurrence(s)

Mar 20, 2021 08:30 AM

Mar 27, 2021 08:30 AM

Join Zoom Meeting

<https://us02web.zoom.us/j/83278459776>

Meeting ID: 832 7845 9776

Passcode: Will be emailed and viewable [online](#)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 832 7845 9776

Passcode: Will be emailed and viewable [online](#)

Find your local number:

<https://us02web.zoom.us/j/83278459776>

Please note: The above Zoom information is intended for ticket holders only (1 attendee per ticket purchased). To be admitted into the meeting your Zoom account name must correspond with the ticket purchase. If you are purchasing this ticket for someone else please email us at hello@masslandlords.net.

FOOD

This is a virtual course. You are free to prepare food at home and eat while you listen.



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PRICING

Open to the public. Membership is not required, but advance registration is required!

- Online:
 - o Non-members: \$205
 - o Members: \$195 (log in before you register or you will see the non-member price)
- Online registration required. All ticket sales final.

The course is the same price as usual, because our estimate of shipping and handling on a box of course materials is equal to our historic cost per person of catering. You will receive a box packed with your personalized signed certificate, your choice of two books, course notes, pen, and half a dozen other pieces of literature. Materials will be mailed when the US curve flattens and we have a local team member healthy for fourteen days consecutively. Electronic course notes will be downloadable for printing at home and notetaking prior to the event.

[Click here to purchase tickets](#)

Membership.

Please note: this event is run by MassLandlords staff.

**BERKSHIRE COUNTY
BOSTON, CAMBRIDGE, SOMERVILLE**
**Cambridge Virtual
Meeting: Networking
and Training Event**
**TUE
03/16**

Our March Virtual meeting will be held Tuesday, March 16th. We are working with members to select a topic. Suggestions always welcome at hello@masslandlords.net. Check MassLandlords.net/events for updates.

CENTRAL WORCESTER COUNTY
**Worcester Virtual
Meeting: Networking
and Training Event**
**WED
03/10**

Our March Virtual meeting will be held Wednesday, March 10th. We are working with members to select a topic. Suggestions always welcome at hello@masslandlords.net. Check MassLandlords.net/events for updates.

**Wanted for
Guarantee:
Worcester Studios
and One Bedrooms**

The City of Worcester has signed an agreement to pilot a landlord-tenant guarantee fund, under which you may be eligible to receive \$10,000 of coverage for unpaid rent, property damage, and attorney's fees if you rent to one of our renters instead of a market renter.

The guarantees are being issued to Worcester landlords who choose to rent to residents currently experiencing homelessness in the city. All of our residents have been awarded permanent subsidies (MRVP, VASH, or Section 8) so they can pay the rent. All of our residents also receive supportive services, so they get help with whatever caused them to experience homelessness in the first place. These residents are all individuals, so we are looking for studios or one-bedrooms near bus routes.

You will still be able to screen your renter as normal. You will have to waive screening criteria that would adversely affect an applicant with non-violent criminal history, bad credit, and/or an eviction record. All other screens can be conducted as normal (ability to pay rent, move-in monies, smoking, pets, etc.).

You will get unlimited helpline access if you participate. We can issue these guarantees because we know in over 80% of cases, you won't lose a dime, and we won't have to pay the guarantee.

For no-obligation information, call the helpline at 774-314-1896 or email hello@masslandlords.net.

CHARLES RIVER (GREATER WALTHAM)
**Statewide Virtual
Meeting: Lead and
Healthy Homes
Resources and Grants**
**WED
03/03**

At this event we will share the various resources and grants available to delead your apartments and make other healthy home improvements. These programs are state and federally funded, and are administered locally by Massachusetts municipalities. We will have experts from

different cities share how the programs work. **This presentation will be relevant for owners in many towns and cities.** The basic program requirements are more or less the same in each participating municipality. You will learn the names of the programs to follow up locally to see what is available for your properties.

We will share opportunities to address:

- Lead poisoning, which is up during the pandemic
- Leaky pipes, which are a source of mold and other pathogens
- Asbestos
- Older electrical
- Missing handrails, and
- Asthma triggers including carpets and rodents.

This presentation will not be a deleader training course. We will be reviewing the funding mechanisms available to help you hire a licensed deleader or make other healthy home improvements.



Nigel Greaves, City of Springfield



Jim Brooks, City of Worcester



Kevin Nestor, City of Malden



Networking Time Host TBD. Sign up to moderate at [MassLandlords.net/volunteer](https://masslandlords.net/volunteer).

Part of this presentation will be given by Nigel Greaves, Senior Program Manager, Lead Based Paint Hazard Reduction & Healthy Homes Programs, Office of Housing, City of Springfield. Nigel has been with the City in this capacity since 2018, after earning a master's degree in business and building his career in public service. Nigel's interest and experience in real estate and home rehabilitation has grown tremendously since when he purchased his first home in Springfield just over four years ago.

Part of this presentation will be given by Kevin Nestor, Rehab Specialist at the Malden Redevelopment Authority.

Part of this presentation will be given by Jim Brooks, Healthy Homes Program Manager from the Executive Office of Economic Development, Housing Development Division, City of Worcester. Jim carries a number of professional designations, is a part-time landlord, and has been a long-time supporter of MassLandlords and our mission to create better rental housing.

Purchase your ticket in just a few clicks!

"No Sales Pitch" Guarantee

MassLandlords offers attendees of directly managed events a "No Sales Pitch" guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

Open to attendees statewide

This event is regionally branded in keeping with a local tradition. This region used to meet in-person on this day at this time. You are welcome to participate in this virtual meeting no matter where you are in the state.

WEDNESDAY, MARCH 3RD

VIRTUAL MEETING AGENDA

5:00pm Sign-in and virtual networking: you can chit chat with others as people log in

5:40pm MassLandlords Business Update and Member Minutes

Member Minutes – Any member can have the mic for 60 seconds (introduce yourself, ask a question, share words of wisdom, etc.)

6:00pm Lead and Healthy Homes

7:00pm Virtual meeting ends

Participation is Easy

As a result of the COVID-19 (coronavirus) pandemic, our events have been replaced by webinars or virtual meetings held during the traditional event time for each former location:

- **Virtual meetings** include optional audience participation via video, phone, and screenshare and are not recorded.
- **Webinars** have limited participation options (typed questions only) and are recorded.

Our virtual registration desk is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom "test audio" feature. You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

VIRTUAL MEETING DETAILS (HOSTED BY ZOOM)

We will share our video, audio, and computer screen and slides.

- Optional: You can share your video with everyone, talk to everyone, and

type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable [online](#).

Topic: Lead and Healthy Homes Resources and Grants Virtual Meeting March 3rd, 2021

Time: Mar 3, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/84092263398>

Meeting ID: 840 9226 3398

Passcode: Will be emailed and viewable [online](#)

Dial by your location
+1 301 715 8592 US (Washington DC)
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Meeting ID: 840 9226 3398

Passcode: Will be emailed and viewable [online](#)

Find your local number:
<https://us02web.zoom.us/j/84092263398>

PRICING

Open to the public. Membership is not required!

- Contemporaneous participation:
 - o Public: \$10
 - o Members: \$7
 - o Premium Members: No charge and no need to register. [Click here for meeting details and password.](#)

This event will not be recorded. Slides and handouts if any will be uploaded to our page on [Grants for Rental Real Estate](#).

This event is operated by MassLandlords staff.

Want to speak at a MassLandlords meeting? [Submit a speaker request.](#)

This is part of the Greater Waltham rental real estate networking and training series.

Google calendar users: [add our event calendar to your own.](#)

iPhone & iPad users: [add our event calendar to iCal.](#)

Greater Waltham Virtual Meeting: Networking and Training Event

WED
04/07

Our April Virtual meeting will be held Wednesday, April 7th. We are working with members to select a topic. Suggestions always welcome at hello@masslandlords.net. Check MassLandlords.net/events for updates.

GREATER SPRINGFIELD

Virtual Meeting: Compliant Tenant Screening and Leasing

THU
03/11

This presentation will start off with a reminder of the lesson many of us have learned the hard way: **It's better to have a vacant apartment than the wrong tenant.** But what is the right tenant? We can't rely on «gut instinct!» We need to be objective and analytical.

We will review the pitfalls that will lead you to make economically and legally questionable decisions: not accommodating disabilities, operating without a written screening policy, and having vague or inconsistent grounds for rejection.

Virgilio Property Management have kindly offered to screenshare their screening policy and also show the rental application they have developed. This presentation will be suitable for both large and small landlords. Finally, we will review the tools of the trade, including third party credit scores and landlord references.

This will be a rare glimpse into the internal processes of a large landlord. Examples and stories of past successes and learning opportunities will be shared.



Virgilio Property Management will be Sharing their Rental Application and Procedures



Networking Time Host TBD. Sign up to moderate at MassLandlords.net/volunteer.

Part of this presentation will be given by Greg Virgilio, Zach Virgilio, and Attorney Jason Ferenc, all of Virgilio Property Management. Since 1986, Virgilio Property Management has supported both landlords and tenants in Holyoke and Greater Springfield. They manage **over 600 residential units for over 20 clients**. Greg Virgilio is president of the Greater Holyoke Rental Housing Association. Along with Zach Virgilio, Greg is a hands-on landlord who practices everything from tenant screening to emergency maintenance. In-house counsel Jason Ferenc oversees their compliant rental screening process and helps ensure both equal housing opportunity and sustainable tenancies. Attorney Ferenc has also been an incisive analyst of policy changes for MassLandlords during the changes that have taken place during the pandemic.

“No Sales Pitch” Guarantee

MassLandlords offers attendees of directly managed events a “No Sales Pitch” guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

Open to attendees statewide

This event is regionally branded in keeping with a local tradition. This region used to meet in-person on this day at this time. You are welcome to participate in this virtual meeting no matter where you are in the state.

THURSDAY, MARCH 11TH

VIRTUAL MEETING AGENDA

5:00pm Sign-in and virtual networking: you can chit chat with others as people log in

5:40pm MassLandlords Business Update and Member Minutes

Member Minutes – Any member can have the mic for 60 seconds (introduce yourself, ask a question, share words of wisdom, etc.)

6:00pm Virgilio Property Management

7:00pm Virtual meeting ends

Participation is Easy

As a result of the COVID-19 (coronavirus) pandemic, our events have been replaced by webinars or virtual meetings held during the traditional event time for each former location:

- **Virtual meetings** include optional audience participation via video, phone, and screenshare and are not recorded.
- **Webinars** have limited participation options (typed questions only) and are recorded.

Our virtual registration desk is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom “test audio” feature. You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

VIRTUAL MEETING DETAILS (HOSTED BY ZOOM)

We will share our video, audio, and computer screen and slides.

- **Optional:** You can share your video with everyone, talk to everyone, and type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable [online](#).

Topic: Compliant Tenant Screening and Leasing Virtual Meeting
March 11th, 2021

Time: Mar 11, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87192976750>

Meeting ID: 871 9297 6750

Passcode: Will be emailed and viewable [online](#)

Dial by your location
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+1 346 248 7799 US (Houston)

Meeting ID: 871 9297 6750

Passcode: Will be emailed and viewable [online](#)

Find your local number:
<https://us02web.zoom.us/j/kcFbusRAqD>

PRICING

Open to the public. Membership is not required!

- Contemporaneous participation:
 - o Public: \$10
 - o Members: \$7
 - o Premium Members: No charge and no need to register. [Click here](#) for meeting details and password.

This event will not be recorded. Slides and handouts, if any, will be posted at [Tenant Screening](#).

This event will not be recorded.

[Click here to purchase tickets for this event](#)

This event is operated by MassLandlords staff.

Want to speak at a MassLandlords meeting? [Submit a speaker request](#).

This is part of the [Springfield rental real estate networking and training series](#).

Google calendar users: [add our event calendar to your own](#).

iPhone & iPad users: [add our event calendar to iCal](#).

Springfield Virtual Meeting: Networking and Training Event

THU 04/08

Our April Virtual meeting will be held Thursday, April 8th. We are working with members to select a topic. Suggestions always welcome at hello@masslandlords.net. Check MassLandlords.net/events for updates.

LAWRENCE METROWEST

Marlborough: Networking and Speaker

Our March event will be held Tuesday, March 9th. Check MassLandlords.net/events for updates.

NORTH SHORE NORTHERN WORCESTER COUNTY

Fitchburg: Worcester Housing Court: Notice to Quit Attestation Form and Submission Information

THU 03/22

The COVID landscape continues to shift for landlords and property owners. Join us online in our monthly zoom meeting with Court Magistrate Nick Moudios to walk us through the new steps required to file a 14-Day Notice for non-payment of rent in Massachusetts.

All landlords must give tenants an attestation form and submit a copy of any Notice to Quit for nonpayment of rent given to a residential tenant during the COVID-19 State of Emergency to the Executive Office of Housing and Economic Development. This is required by 400 CMR 6.00 / Section 1 of Chapter 257 of the Acts of 2020.

Required Attestation Form to Accompany a Notice to Quit

Landlords Must Provide Attestation Form With Notice to Quit: During the COVID-19 state of emergency, landlords that issue a notice to quit for nonpayment of rent to a residential tenant, must also give the tenant, with the notice to quit, a completed form attesting (swearing) to certain facts. This is required by law – see Chapter 257 of the Acts of 2020.

Meetings are open to the public! Tickets are \$10. Zoom meeting information will



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be provided the day of the event. Become a member and the annual dues pay for all 10 meetings a year!



THURSDAY, MARCH 11TH

NWCLA MEETING AGENDA

Visit nwcla.com for any last-minute updates or changes.

7:00pm Presentations

LOCATION

Participation is Easy

As a result of the COVID-19 (corona-virus) pandemic, our events have been replaced by webinars or virtual meetings held during the traditional event time for each former location.

PRICING

Membership not required!
Open to the public.

- Public and Members other than NWCLA: \$10
- MassLandlords.net/NWCLA members: pay annual dues, then free

Zoom meeting information will be provided the day of the event.

This event will be recorded and accessible for active NWCLA members only at <https://www.nwcla.com/members/meeting-recordings/>.

This event is operated by volunteers.

Fitchburg: Networking and Speaker

THU
04/08

Our next event will be held Thursday, April 8th. Check MassLandlords.net/events for updates.

SOUTHERN WORCESTER COUNTY

Southbridge Virtual Meeting: Smart Building Technology for Landlords

MON
03/01

Our March Meeting will be on Smart Building Technology for Landlords.

We will be covering:

- Intro to Smart Building Technology for landlords
- Smart Locks / Access Control
- Water Protection
- Temperature Control
- Video
- Benefits
- How to Implement

This presentation will be given by Charles Hadsell. Charles Hadsell is the co-founder / CEO of ePropertyCare, a smart building technology provider for landlords, property managers and developers. ePropertyCare's platform operates over the cellular network (so no WiFi is required) and allows landlords to remotely control door locks, detect HVAC issues, detect water leaks/running toilets, video, and more. His solutions reduce costs for insurance, utilities, and repairs & maintenance. They can also protect a building from damage during the cold Boston winters and from tenant misuse.

Charles spent 15 years in the semiconductor world working at Texas Instruments and Analog Devices. Charles' teams have literally built the electronics that go into many of the IoT devices out there. Charles graduated from Princeton University with a degree in Electrical Engineering. Charles is a multi-state landlord and lives in Somerville with his wife and 3 children.

PLEASE NOTE: Given the current COVID-19 precautions, we have decided to hold our January, February, and March meetings via ZOOM. Following our March meeting, we will reassess the pandemic situation and decide whether or not it's safe to go back to meeting in person.

All members whose dues are up to date will be sent a link to the meeting via email. From that email, all you have to do is click on the link and it will bring you to the meeting.

MONDAY, MARCH 1ST

SWCLA Meeting Agenda

7:00p Meeting Start

8:00p Meeting wrap-up

LOCATION

Zoom Meeting Location:

Zoom meeting information will be emailed on the day of the event and viewable [online](#).

PRICING

Open to SWCLA Members only. Pay annual dues then free.

This event is operated by volunteers.

Southbridge: Networking and Speaker

MON
04/05

Our next event will be held Monday, April 5th. Check MassLandlords.net/events for updates.

CAPE & ISLANDS

Cape and Islands Virtual: Networking and Training Event

MON
03/29

Our March Virtual meeting will be held Monday, March 29th. We are working with members to select a topic. Suggestions always welcome at hello@masslandlords.net. Check MassLandlords.net/events for updates.

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