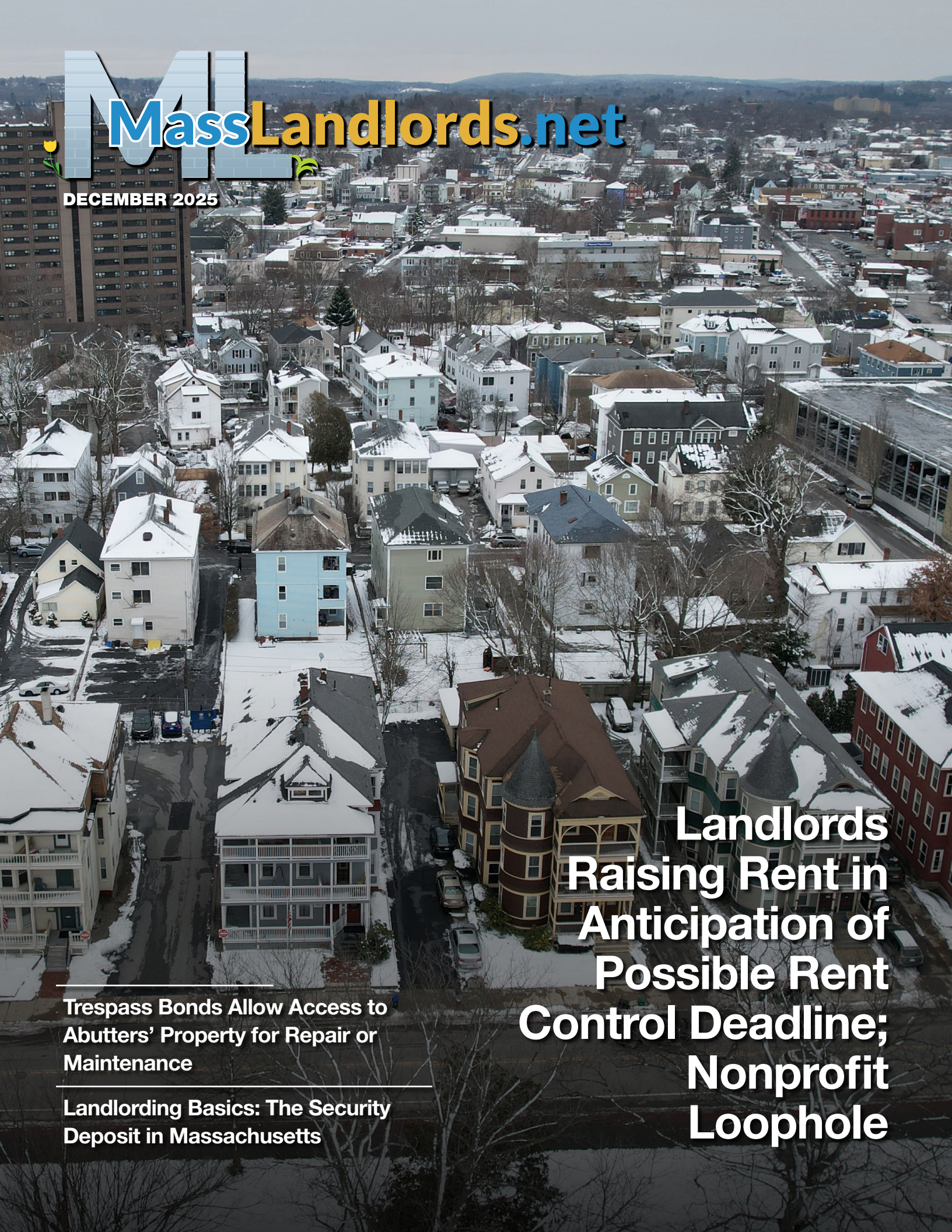


DECEMBER 2025



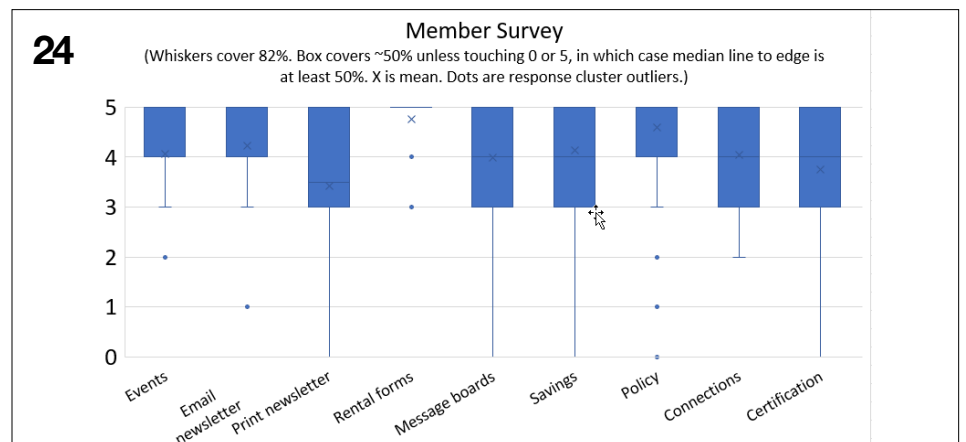
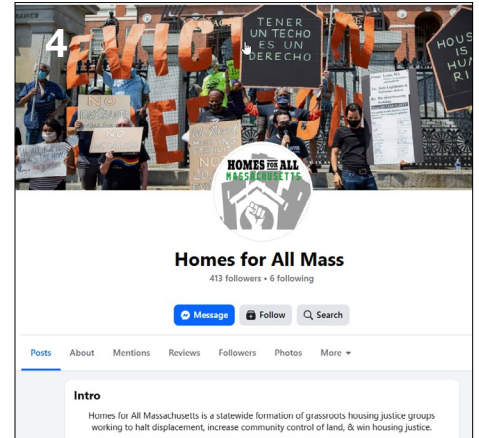
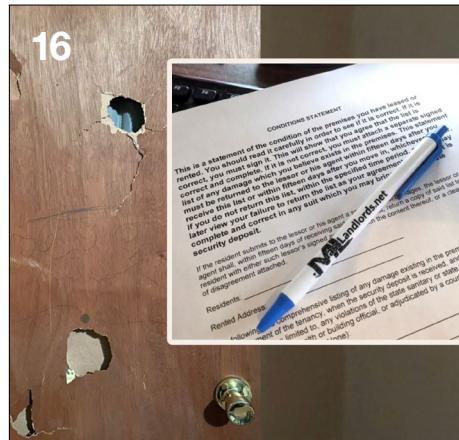
Landlords Raising Rent in Anticipation of Possible Rent Control Deadline; Nonprofit Loophole

Trespass Bonds Allow Access to Abutters' Property for Repair or Maintenance

Landlording Basics: The Security Deposit in Massachusetts

Contents

- 3 Letter from the Executive Director
- 4 Landlords Raising Rent in Anticipation of Possible Rent Control Deadline; Nonprofit Loophole
- 8 Trespass Bonds Allow Access to Abutters' Property for Repair or Maintenance
- 12 MUC, Positioned for Success, Still Seeks Funding
- 16 Landlording Basics: The Security Deposit in Massachusetts
- 18 Automatic Rent Increase Clauses Updated to Work Without Self-Extending Lease; Please Discontinue Use of the Self-Extending Lease
- 20 Rent Control 2026: The Unconstitutional Ballot Initiative That Could Cost You Dearly
- 24 MassLandlords Annual Election Results 2025; Board Resolution Expands Seat Count to Eight
- 27 Retrospective: See All of MassLandlords' Newsletter Covers
- 28 REGIONAL





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LETTER FROM THE EXECUTIVE DIRECTOR

Tenterhooks

Our Letter from the Executive Director for December 2025 reviews lots of policy work, including Mass Save and the Building Performance Conference.

In November, we waited on [tenterhooks](#) to learn whether the [2026 rent control ballot initiative](#) gathered enough signatures. Because that was not known at time of writing, we will review accomplishments rather than work to do. It was a busy policy month even setting aside rent control.

We provided testimony on four bills: fire safety (support), daycares in apartments (opposed), rent control (distinct from the ballot proposal; opposed), and right of first refusal (opposed). It takes a lot of time to prepare testimony. Thank you to the three dozen members who provided additional input opposed to rent control.

I also drafted and submitted our letter of interest seeking reelection/reappointment to the Mass Save Energy Efficiency Advisory Council Equity Working Group. We have been welcomed into the room and presently hold a non-voting stakeholder seat. There are a lot of diverse and differing viewpoints with strong moderation, and for those reasons combined, it's a very high-performance group. In 21 designated equity communities, 100% of insulation, air sealing, barrier removal and heat pumps are being covered by the program.

Speaking of Mass Save, I co-presented at the New England Regional Building Performance Association Annual Conference on the new Mass Save renter offer. My co-presenter, Chris McClellan at Eversource Energy, was great to work with. We helped a dozen or so attendees learn about the program.

Switching away from policy for a second, I am pleased to report a dozen bugs have been fixed for the monthly dues option (all reported bugs are fixed). Also, after years of troubleshooting, we have started to release the fix for the site slowdowns for long-term members. The issue is a bad database query on event attendance records. Some of us have 11 years' [event history](#), making the query very slow. We've already reduced page load times by about a second out of 13 seconds. Further and more significant improvements are expected in December.

There was a rare opportunity to attend a development event, so I accepted. I saw the ceremonial lighting of the [Gaetano Pesce Heart at Lyrik](#), the new public plaza over the pike at Mass Ave. and Newbury St. There are many great public spaces in Boston and surroundings. Our industry contributes a lot to what cities are and can be.

Switching back to rent control, whatever happens with the 2026 ballot, the fight will surely never end. A Harvard sociologist approached us to ask to shadow our opposition; regrettably that was one request I felt compelled to decline. We are coordinating with partners and like-minded associations statewide and making difficult decisions about how much to invest in the fight, when all we really want to do is create better rental housing.

Please [join as a member](#), encourage others to join, become a [property rights supporter](#) or increase your level of support.

Sincerely,

Douglas Quattrochi • Executive Director, MassLandlords, Inc.



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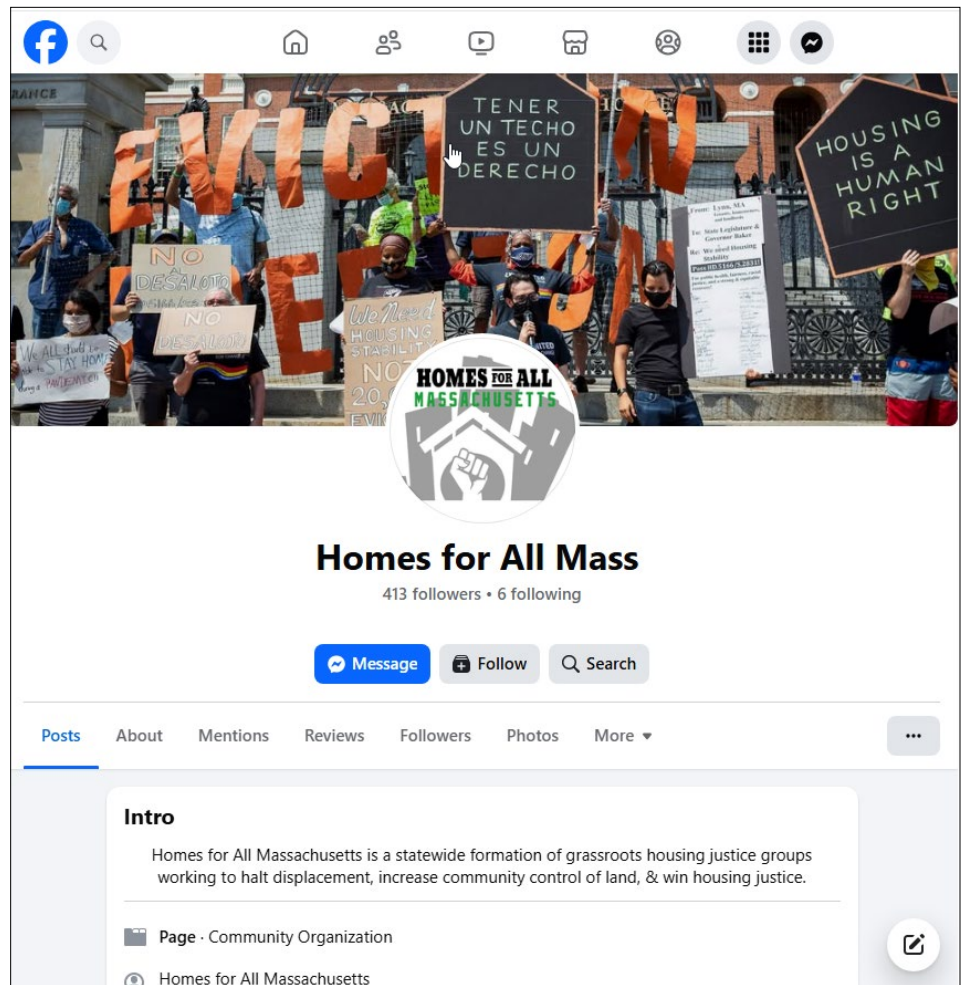


Landlords Raising Rent in Anticipation of Possible Rent Control Deadline; Nonprofit Loophole

The November 2026 ballot initiative set Jan. 31, 2026, as the deadline for market-rate rent increases. Landlords raised rent in anticipation on especially long-term renters. A loophole prevents the need.

In a clear demonstration of the unintended consequences of rent control, landlords in several office hours and on MassLandlords message boards have shared their difficult decisions to raise rents on long-term renters currently paying below-market rents. The November 2026 ballot initiative set a deadline of Jan. 31, 2026, from which all future controlled increases would be calculated. MassLandlords does not endorse these preemptive rent increases.

The ballot initiative text was defended by Massachusetts Law Reform Institute and Heisler, Feldman, & Ordorica, P.C., before the Attorney General as part of ballot certification. There was no recognition in their brief or comments that landlords might preemptively respond to the ballot text by raising rents in advance. The renters most harmed by the proposal are those currently most in need of stabilization.



A screenshot of the Homes for All Mass Facebook page showing 413 followers as of November 18. Even small things can have outsized impact on the world. (Image: Fair Use)

If the ballot initiative as written were to pass into law, rents would be able

to increase by either 5% or one of the Consumer Price Indices, whichever is

lower. (The text does not specify which index.) The text states that the rent on Jan. 31, 2026, would be the rent from which all future increases must be calculated. There is no provision for vacancy decontrol. This means that if a renter leaves, the new renter pays the old rent until the next annual increase. Then any increase is controlled to 5% or CPI, whichever is lower. Below-market rents would remain so forever.

ANONYMIZED EXAMPLE: LONG-TERM RENTER, SENIOR HARMED

Consider the following scenario, representative of the kind reported to MassLandlords:

A long-term renter had been a good and contributing member of their community. They had been very flexible with repair scheduling, as well, which was important to the landlord because the apartment is old. (It meets code, but repairs are frequent.) In recognition of the age of the unit and the ready cooperation of the renter in all matters, the landlord had not raised the rent for the last 10 years. The apartment rent should be \$3,000 per month. The rent charged prior to the ballot initiative was \$1,500 per month.

The landlord read the ballot initiative, and calculated that this unit would be forever tied to its rent on Jan. 31, 2026. But they knew this renter would not live in the unit forever. In fact, they expected this renter may not live in the unit for even a few more years on account of their plan to downsize.

The ballot text gives the landlord few exemptions of any kind. If the rent is only \$1,500 on Jan. 31, then it will be more or less that rent forever. Were they to remain forever under market because they provided what amounts to private charity to this senior? Are they to be punished for keeping the rents low, doing exactly what renter advocates want a landlord to do?

The landlord's response in this case was swift and callous. The lease was long expired. The tenancy was at will. The landlord terminated and offered a new tenancy at \$3,000 per month. We don't know whether that senior is able to afford the new rent, but presumably not. This rent increase will likely accelerate their

plan to downsize. A year before it passed, rent control has already destabilized this household. And as we stated above, this is not an isolated incident the last few months.

THINK CAREFULLY BEFORE DECIDING TO RAISE RENT

At MassLandlords we're all prohibited (including members) from discussing what we should do with rent prices. There are federal antitrust regulations preventing this, as we were reminded recently with the litigation around RealPage. We cannot advise what to do.

Widespread best practice seems to be to make modest increases in proportion to actual changes in expenses, market conditions, inflation or by factoring in all three. Failing to raise the rent at all can result in the dynamic described above, where suddenly large changes are needed, to disastrous impact.

MassLandlords' mission is to create better rental housing. "Better" is a powerfully broad term. It includes "more affordable." Raising the rent quickly on seniors is not better, in the broadest possible sense of the word. Instead, it is exactly the kind of bad behavior that would galvanize support for rent control. Even if rent control were to pass, raising rents unsustainably quickly could lead to picketing by proponent organizations, as they have picketed landlords in the past. This is true regardless of how well justified an increase may be.

There is a significant loophole in the ballot text to keep in mind.

BALLOT TEXT LOOPHOLE: NONPROFITS EXEMPT

The ballot text exempts nonprofits. (Most renter-sponsored initiatives exempt housing owned by nonprofits.) You can own rental housing as a nonprofit. Lots of organizations do, including the community development corporations. But who else is a nonprofit? MassLandlords, for one. And you can be, too.

If rent control in the future were to become a burden to you, you could potentially form a nonprofit. Nonprofit doesn't mean non-salary. In fact, housing nonprofits can even have

outsized compensation schemes. The CEO of nonprofit BlueHub Capital, Elyse Cherry, whose organization has been sued over unfair and deceptive practices, reported \$1,089,000 in income on the 2023 BlueHub tax return. Even without notoriety, the top 10 executives at the Southern Middlesex Opportunity Coalition (SMOC) are all reported to make six figures, with the chief executive earning more than \$300,000 a year. Nonprofit salaries are subject to board approval, true, but boards are typically made up of executives from like organizations. This creates a large, self-gratifying circle. (The same is true of for-profit companies with separate boards.)

To move your existing property into a nonprofit, you will have to form the nonprofit. This requires a public purpose. For many of us, it would be straightforward: Our purpose is to provide housing to people who cannot afford their own home. Easy enough. Many of us rent to such renters already anyway.

It is not necessary to establish a separate board for each LLC. A process called "fiscal sponsorship" can provide oversight for multiple efforts.

When your buildings are owned by the nonprofit, you can potentially apply for exemption from local real estate tax. Nonprofits do not pay real estate tax. This money saved can go to paying taxes on the income you will make. A typical landlord takes income via Schedule E, which passes through to our personal return offset by depreciation. Instead, we'd have to be W-2 for the nonprofit. When we did the math for a typical three-decker, we found that the real estate tax saved and the employer and employee taxes paid were roughly offsetting. You may earn a little more as a nonprofit, or a little less.

The hard part is financing. Your bank may not want the property deeded to a nonprofit without clearing their mortgage and issuing a new one. Or you may need to find a new lender.

This is all hypothetical, with details to be sorted through if and when it happens. Suffice it to say we at MassLandlords have created two nonprofits before. You likely can, too.

All of this is to say the rent control ballot initiative may be worked around.

And keep in mind, we plan to litigate. It would be better to continue supporting our local towns and cities by paying real estate tax, than to switch all rental housing to nonprofit hands. After all, real estate tax pays for the roads, the bike lanes, the schools, the trash

service and much else that makes our investments work out.

We will keep you updated. 

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to read more online



● List all of the organization’s **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee;	Officer	Key employee	Former highest compensated employee			
(1) ELYSE CHERRY CEO & EX-OFFICIO BOARD MEMBER	6.00 34.00	X		X			145,687	825,555	117,866
(2) DEWITT JONES	4.00	X		X			42,600	383,397	83,792

The 2023 form 990 from nonprofit BlueHub Capital shows that nonprofit compensation can be complex and lavish. Here CEO Elyse Cherry cleared over \$1 million annually from a network of related organizations working a normal 40-hour work week. (Image: Fair Use)

Examiner

THE COMMONWEALTH OF MASSACHUSETTS

MICHAEL JOSEPH CONNOLLY
Secretary of State
ONE ASHBURTON PLACE, BOSTON, MASS. 02108

ARTICLES OF ORGANIZATION
(Under G.L. Ch. 180)
Incorporators

NAME

RESIDENCE

John F. Curbin, P.C.

RFD #2, Box 252
Dudley, MA 01570

The above-named incorporation(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:
Worcester Property Owners Association, Inc.

2. The purposes for which the corporation is formed is as follows:
To promote a common interest amongst owners of rental housing and to improve the communication with tenant associations for the resolution of problems and the improvement of rental housing in Massachusetts.

Name Approved

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Trespass Bonds Allow Access to Abutters' Property for Repair or Maintenance

By Kimberly Rau, MassLandlords, Inc.

If your neighbor refuses access to their land so you can work on your rental, a trespass bond gives you access and protects their property.

If a next-door neighbor refuses to let you on their land so you can maintain or repair your own property, a trespass bond offers a legal compromise that gives you access and protects their investment.

Normally, you would simply ask your neighbor for permission to access their

property. However, if your abutters say no, you have a problem. You still have work to do, and you still need to gain entrance to their land to complete it.

In this article, we'll give an overview about trespass bonds, including what they are, how to get them and important things you need to know.

WHAT IS A TRESPASS BOND?

Massachusetts law (MGL Chapter 266, Section 120B) allows you to temporarily access your neighbor's property if doing so is necessary to conduct repairs or maintenance on your buildings or

property, or to "prevent waste" (more on that later). For instance, if you need to repair a section of your fence, you may need to cross into an abutting yard to do so.

In densely settled neighborhoods, it may be impossible to do any work to the structure of your house without going onto others' property. A neighbor you know well may give you permission to come onto their land without batting an eye, but if you have many rental units or do not owner-occupy, abutting landowners may not feel comfortable granting access to someone they aren't familiar with. That's where the trespass bond comes in.

This is a special bond from the local police station that allows you temporary access rights and also ensures your neighbor's property is protected in the case of damage. With a trespass bond, you cannot be found guilty of trespassing, which is a misdemeanor. You also cannot be brought up on civil charges for trespassing (civil trials are where damages are typically awarded). The actual cost of repairing any damage to the property would still be your responsibility, however. You just won't get a criminal record for accessing the property if you get a trespass bond first.

Getting a trespass bond is easier than you might think.



Your next-door neighbor clearly doesn't want unexpected company. But what if you have to access their property to fix yours? (Image: Chris Robert for Unsplash)



In areas like Somerville, where houses can be very close together, performing certain maintenance or repairs may require accessing your abutters' property. (Image: Jane Sorensen for Unsplash)

HOW DO I GET A TRESPASS BOND?

Ideally, you won't need to get a trespass bond. Before going to the police station, you should approach your neighbor and let them know you would like to come onto their property to repair or maintain your own rental property. You should be specific about what you need to do, and how much time it will take.

If they say no, you will need a trespass bond.

In plain language, a bond is a guarantee. For example, people who are arrested and awaiting their court date may be allowed to post a bond (also known as bail money) that guarantees they will come back to court for their

hearing. If they show up, they get their bond back. If they don't, they lose the money.

To obtain a trespass bond, you will put down money that says you will not damage the property. If you do, that money can be used to make repairs. If you don't damage anything, you get your money back.

To get a trespass bond, go to your local police station and explain you have asked your neighbor for access and were refused. Tell them you need to get a bond to access the property under MGL 266, Section 120B.

The law requires the access be made "expeditiously" and that you take care

not to cause any damage to the other owner's building or property. In other words, don't take three weeks to complete a project that should take two hours, and be careful while doing it.

To ease the abutter's mind, you will need to post bond with the chief of police. This means providing a financial guarantee of \$1,000. You get the money back when your work is done without any damage to the neighbor's house or land. (Fun fact: Section 120B was added to Chapter 266 in 1971. If the bond amount had kept up with inflation, it would need to be \$8,000 today.)

ABUTTER LAND ACCESS: PLAY BY THE RULES

When you get a trespass bond from the police station, there are certain rules you'll have to follow to be acting lawfully.

First and foremost, you cannot be a constant presence on your neighbor's property. Access is limited to no more than eight hours in a single day, and you are limited to 30 days of access in one calendar year.

You also cannot store tools or other materials on the property overnight. Everything has to go back with you when you leave for the day.

Finally, when you are done, you are required to restore the property to the state it was in when you first entered. Don't leave trash around or debris from your project. If you moved something, put it back, taking care not to break anything.

DOES ANYONE ACTUALLY USE TRESPASS BONDS?

In many cases, accessing your neighbor's property is a simple matter of giving them a heads up and completing your work quickly. But sometimes things don't go according to plan, or the repairs are more invasive than expected. The case of Sorrentino v. Muse gives an example of when Section 120B was properly invoked to avoid a continuing injunction.

In 1999, Patricia Muse and Leonard Caruso were living with their four small children at 290 North St. in Boston's north end. Today, the property is made up of privately owned luxury condominiums, but back then, it was a single-story building. Muse and Caruso sought a zoning variance to add four stories to the structure, and their next-door neighbor, Albert Sorrentino, did not object. Sorrentino's own building was four stories high, and the addition was in character with the neighborhood.

However, Sorrentino did not give Muse and Caruso permission to access his property to conduct their renovation. By 2001, it was evident that construction workers would need to get on Sorrentino's roof to finish their work. Sorrentino brought the case to court seeking an injunction, which was granted, and then modified once Muse

and Caruso provided additional requested information to the court.

By the time the case reached the courts, workers needed to be on Sorrentino's roof for only two more projects. One was to install lead flashing and a rubber membrane over the gap between the homes to prevent water and snow from seeping between the buildings. The other project was to finish installing siding on the newly constructed fifth floor. To do so, workers needed to put scaffolding on Sorrentino's roof to access the unfinished areas.

The courts determined the flashing and rubber membrane were "minimal" encroachments. Yes, they would be on Sorrentino's roof as well, but the damage that could occur without them would be far greater than any risk that existed. The courts also determined if Sorrentino ever wanted to add another story to his own building, the membrane could be removed, at Muse and Caruso's expense.

However, the courts could not determine the encroachment for the siding project was "truly minimal." It involved a scaffolding setup, and two adult men, on the roof itself, and there was no way to tell how doing so might diminish the life of Sorrentino's roof. The court said if the trespass was not "truly minimal," then they could not deny the injunction.

Muse and Caruso were able to prevail in court by proving they had already gotten a trespass bond. They did so by invoking the state statute, which includes access rights if it will "prevent waste," because the fifth story was already constructed and would not be watertight without siding (and likely would not get a certificate of occupancy in that condition).

"If the siding had fallen off, there would be no question that its replacement would be a 'repair,'" the decision reads. "Does it cease being a 'repair' if the siding did not fall off but was simply never put on?"

"What is not a matter of semantics is that the addition will be wasted if the siding work is not completed," the decision concluded.

Muse and Caruso were allowed to have their work completed.

WHAT TO DO IF YOU ARE SERVED OR MUST SERVE A TRESPASS BOND

First, we advise you to avoid getting to this point if at all possible. If your neighbor needs access to your property, you should provide it unless what they are requesting is truly egregious or could result in significant damage to your property. For greater peace of mind, you can add that neighbor to your policy's list of named insured people.

If you are the one who must request access, you can show proof of your own insurance, and if they are still concerned, you can request that you be added to their policy's named insured list.

However, if you cannot come to an agreement and one of you must invoke state statute to get access, there is reassurance through that \$1,000 bond that if damage happens it will be covered. You should let your neighbor know you have a trespass bond before accessing their property so there are no surprises, and adhere to the time limits outlined under the law.

Remember, you can only seek a trespass bond if your intent is to repair or maintain your building or land "in order to prevent waste." If you believe your neighbor is not accessing your land for this purpose, you can try to seek an injunction through the court. This will almost certainly be expensive and time-consuming, but is an additional avenue if you truly need it. 

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MUC, Positioned for Success, Still Seeks Funding

By Eric Weld, MassLandlords, Inc.



**MASSACHUSETTS
URBAN
CONSERVANCY**

The Massachusetts Urban Conservancy (MUC), an offshoot of MassLandlords, has built a foundation for success, now raising funds for its first land preservation projects.

As we wrap up our GoFundMe campaign to raise capital for our nonprofit Massachusetts Urban Conservancy (MUC), we are now pivoting to more local and community-based grant funding strategies.

As we do so, we seek all the information we can gather on local and regional funding sources. If you know of environment or conservation grants in your community, send us an email at info@muc.bio or eweld@muc.bio.

While our GoFundMe campaign produced limited success, it helped build our public profile and forge connections that will be essential going forward. The campaign aimed to raise nearly \$10,000 to support closing and insurance costs for a small parcel of land in Randolph, Mass., and the removal of overgrowing invasive vegetation there. Read more about the fundraiser and our first project.

We remain committed to the MUC mission to transform small, unbuildable urban lots into healthy, attractive green spaces, for the environmental benefits as well as the enjoyment and edification of nearby residents. The widespread enthusiasm and support we've received from other conservancies, property owners, educators, environmental programs and municipal conservation experts underscores the validity of our idea.

LAND DONORS LINING UP

Our online campaign produced a lot of support for MUC and its mission, and some valuable partnerships. Notably, we've received pledges of or inquiries about land donations from nearly half a dozen landowners, from western Massachusetts to Dorchester.

Each of these pledged properties has unique traits. Some are overgrown with invasives. Others are on forested wetlands. A couple are tiny, leftover residential lot fragments. However, with a little capital, every one of these lots could be redeemed from a useless tract into a healthy green space, protected forever as a semi-wild urban oasis.

MUC's general mission is to transform empty, unbuildable urban properties into healthy, biodiverse microhabitats for pollinators and other animals, and as much-needed green spaces for urban residents. We know from working with landlords across the state that there are many such properties – small, leftover

lots from housing developments that are deemed unbuildable due to odd size, inadequate space, slopes, wetlands or other reasons. Owners of these properties pay real estate taxes year after year just for owning the unusable space. In some cases, they pay for insurance coverage and maintenance costs. These lots can be hard, or even impossible, to sell. It's an annual net liability with no prospect of regaining losses on the property, let alone return on the investment.

We put a call out to owners of such properties to donate the land to MUC, clear it from their expense column, claim a tax credit for the assessed value of the property and contribute to our series of environmental restoration projects.

Our win-win model has generated a lot of enthusiasm. The outreach we've received from land donors has affirmed what we thought: There are many small pieces of land (less than an acre) in the state that are of no use to the owners, but would be perfect as semi-wild community green spaces.

Best of all: our model is very cheap in comparison to most conservation projects. For only a few thousand dollars, we can turn an overgrown, wasted corner of land into a thriving ecosystem teeming with wildlife, providing shade, cooling an overheated neighborhood and offering an educational laboratory for local students.

Most conservancies have to come up with tens or hundreds of thousands of dollars to purchase land. Because we rely on donated land, our only costs are



MUC is raising funds to support our first project, to transform this plot of unbuildable land in Randolph, Mass., by removing these overgrowing invasive plants (such as knotweed) and eventually planting native vegetation. Cc by-sa MUC

some administrative fees and minimal horticultural restoration.

A GOOD DEAL

In addition to land donors, MUC has cultivated relationships with a parade of representatives from other conservancies, as well as science teachers and horticultural experts. This community of support will be essential when we raise the capital needed to implement our land restoration plans.

As part of our recent fundraiser, we hosted an online series of webcasts, in which we invited a variety of guests to sit for interviews about the environment, sustainable landscaping, economic benefits of donating land, and other topics.

Tom Chase, executive director of Village and Wilderness, was especially effusive about the bargain cost of MUC's approach during his [guest spot](#) in

September. Village and Wilderness, one of our new partners, is a Massachusetts-based national nonprofit collaborative for conservancies. Chase speaks from his background in individual fundraising and decades of working for and with conservancies.

"Your innovative approach and your organization is really unique," Chase said of MUC. "The model you've developed where the landowner donates the land and all you're looking for is the transactional price cost...that's remarkably cheap in the conservation world. That is a good deal. Most conservation projects I worked on have run from, minimum, hundreds of thousands of dollars to sometimes quite a few millions of dollars. And so that's a good deal. I don't know of any that are doing what you're doing."

Other webcast guests included Don Sanders, executor of the Sudnovsky

Family Trust, which pledged the parcel of unbuildable land in Randolph that we targeted for our first project; MassLandlords member Nate Fournier, owner and operator of Reimagined Roots, an organic landscaping company in West Boylston; and Tripti Thomas-Travers, director of the Microhabitat Accelerator program at Village and Wilderness, who joined Chase.

The webcasts were recorded and excerpts are available for viewing [here](#).

THE IMPORTANCE OF MUC

We are committed to getting MUC off the ground not because it's easy or fun, but because our work is vitally important. Diversity of wild plants and animals, especially pollinators, is essential for agricultural output, keeping the price of food low, and helping our renters and all of us make ends meet.

It's not in most daily headlines, but we are now in a worldwide extinction event (sometimes called the Holocene Extinction or Sixth Extinction). That, along with our planet's rapid loss of biodiversity and natural habitat, are among leading threats to human existence. Our current circumstance is beyond precedent. We see thousands of plant and animal species disappear every year due to human activity. We don't know where this extinction will lead. In 25 years, at our current pace, we may be beyond the point of repair.

That's the big picture. More immediately, as most the world and U.S. populations move to cities, urban residents are increasingly suffering from lack of access to nature. Trees bring cleaner air and water and cooler temperatures. Green spaces offer mini escapes from concrete overwhelm and

encourage social interaction. As we've reported, numerous studies show that life for urban residents with even limited access to nature improves in surprising ways: less pollution-related disease, lower cost of living, stronger economy, better academic performance, more socialization.

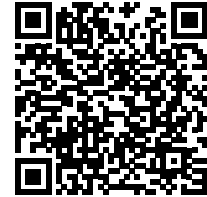
As property owners and rental business operators, we at MUC understand the stresses and immediate concerns of running a business and tending to our properties. But we are not only owners of buildings, we are also stewards of the land our buildings sit on. Assuring the health and long-term sustainability of the land we own is in our business interests.

MUC's mission is at the convergence of needs among property owners and landlords, urban residents and nature. Our model aims to benefit all parties, and to strengthen and revitalize our

environment in the process, for our kids' and grandkids' future lives.

We are continuing our work on grants and researching funding sources. If you, like us, feel moved by the work, you can still donate [here](https://muc.bio), and/or let us know your thoughts at info@muc.bio. 

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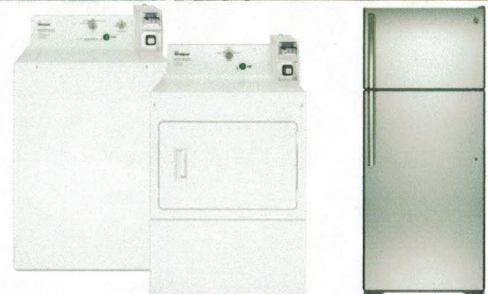
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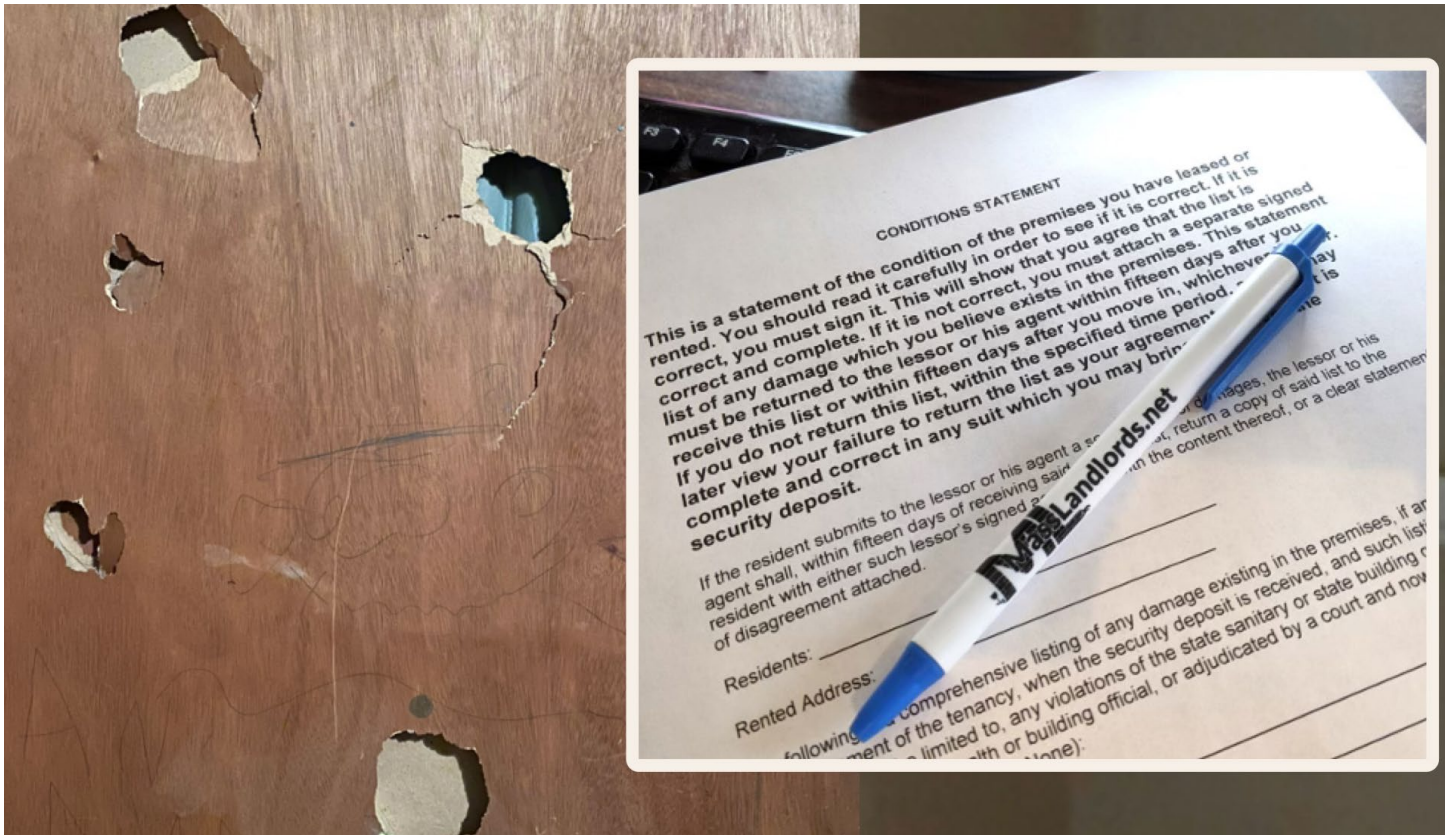
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Landlording Basics: The Security Deposit in Massachusetts

By Kimberly Rau, MassLandlords, Inc.



"It was like this when we got here!" A conditions statement is the only way to prove to the courts your renters did this after they moved in – and the only way to withhold money from the security deposit to pay for it. (Image: cc BY-SA 4.0 MassLandlords, Inc.)

A high-level summary of security deposit law in Massachusetts, with references for further reading.

Did you know you can collect money from your renter as a kind of protection against damage to your unit? It's called a security deposit.

There are things you have to know before you collect a security deposit.

Unlike the rent you are paid each month, which belongs to you, the security deposit belongs to the renter. You are just holding onto it until their tenancy is over and they move out. Then, you will either return it to them, or take some or all of it to repair damage.

But you must be careful. If you mess up any part of handling the security deposit, your renter can take you to court. If the judge agrees with your renter, you might have to pay triple damages and attorney's fees.

TAKING A SECURITY DEPOSIT

You don't have to take a security deposit in Massachusetts. If you do take one, the amount of the deposit cannot be more than the amount of the first month's rent.

If you take a security deposit, you need a conditions statement. After you sign the lease, give your renter a statement that documents any damage or issues that already exist in the apartment. Your renter can read the statement and add problems if they find them, and return it to you. They have 15 days to do this. If

your renter does not return the conditions statement, it is considered accurate and will hold up in court.

You cannot withhold anything from the security deposit without a conditions statement. If you did not provide that statement, and you try to charge your renter for damage, the court will say you have no way to prove the damage did not exist before the renter moved in.

Take the security deposit and deposit the entire amount in a Massachusetts bank account. The account must be interest-bearing, and must be a landlord-tenant account. This means the account is under the tenant's name and social security number, with you as the signatory.

You have 30 days from lease signing to provide a receipt with the name and location of the bank, the amount of the deposit, and the bank account number.

MAINTAINING A SECURITY DEPOSIT

Every year, pay your tenants the interest on their security deposit. This is either 5% or the actual amount paid by the bank, whichever is less (which will likely be the amount paid by the bank).

You also must provide an annual statement. This statement will have the same information as the security deposit receipt, plus a record of the interest earned.

RETURNING OR WITHHOLDING A SECURITY DEPOSIT

When your renter moves out, inspect the apartment. Look at your conditions statement to see if there is new damage. If you did not provide a conditions statement, you cannot keep any money from the security deposit. Return all of it to the renter, including any unpaid interest from the deposit.

If there is damage, you can keep some or all of the money from the security deposit to pay for the repairs you need to make. You can only charge your renter for actual damage to the unit. Normal wear and tear doesn't count. You cannot deduct cleaning fees.

You can only charge your tenant for the true costs of fixing the damage. Don't guess or make up a number.

You must give your renter a signed

You do not have to take a security deposit. If you do collect one, you must give your renters a receipt with all the required information on it. (Image: cc BY-SA Jennifer Rau for MassLandlords, Inc.)

statement that has all of the damage listed, along with the cost to repair it. Include receipts from things you had to purchase, and invoices from any professionals you hired.

The statement should have pictures proving the damage. When you give it to your renter, make sure the form says: "signed under the pains and penalties of perjury." This is very important. If you do not include those words, a judge will probably not accept it if the case goes to court.

If there is money left after you pay for repairs, return that to your renter. If there is no money left, return the unpaid interest only.

You have 30 days from the end of the tenancy to do all of this.

IF YOU MESS UP THE SECURITY DEPOSIT

If you realize you made an error with the security deposit, don't panic. If the tenancy is still ongoing, simply return the full deposit (with interest). If you want, you can then issue a conditions statement and take a new deposit.

If the tenancy is ending or has just ended, return the whole deposit with interest. You do not want to end up in court. The penalty for making an error is triple damages plus attorney's fees. It's not worth it.

This is a basic overview of security deposit law and best practices. It is meant to be an introduction to security deposits, or a refresher for experienced landlords. For in-depth learning and frequently asked questions, visit our [main security deposit page](#), or read a line-by-line [plain-language explainer](#) of the entire law. 

Point your camera app here to read more online



Automatic Rent Increase Clauses Updated to Work Without Self-Extending Lease; Please Discontinue Use of the Self-Extending Lease

Our optional clauses rental form has been updated so rental agreements can have automatic rent increases without auto-renewing.

Our members-only “optional clauses” has been updated so landlords can add automatic rent increases into their rental agreements without needing a self-extending lease.

Important: We no longer recommend you use self-extending (automatically renewing) rental agreements, specifically ones that renew for six or 12 months at time. This is in part because a law regulating junk fees in Massachusetts took effect Sept. 1, 2025. It calls for triple damages if a contract auto-renews without proper notice to the consumer (in this case, your renter). You may forget to give the notice.

The image shows a tablet with a rental agreement form. The form includes several optional clauses that can be added to a rental agreement, such as 'To have quiet hours', 'To have washer/dryer hookups', 'To have bike racks, garden sheds, or other common area storage', 'To have basement, shed, or other private storage outside the rented premises', 'To ban growing of marijuana in any amount', 'To enforce the Jamie Williamson window standard', 'To rent a condo', 'To use in-unit sensing', 'To extend and make symmetric the delay-in-occupancy clause for COVID-19 (offered by Attorney Roubicek Greenman and Attorney Vesten)', and 'To restrict window air conditioners in buildings with vinyl siding and vinyl replacement windows'. The form also has sections for 'A. MANAGER' (Landlord information), 'B. MAINTENANCE POINT OF CONTACT' (Resident information), and 'C. MOVE-IN DATE' (Move-in date and rent due date).

Our optional clauses now include automatic rent increases without using a self-extending rental agreement. (Image: License cc BY-SA 4.0 MassLandlords, Inc.)

Additionally, a landlord with a self-extending lease who forgets to properly terminate the agreement can run into trouble if they need to regain possession of the unit.

Instead, we suggest you use a fixed-term lease, which can always be extended by new agreement for another year. Under Massachusetts law, if a renter continues living in an apartment and you continue to collect rent past the end of a fixed-term lease, the tenancy essentially continues under the same terms.

In other words, a fixed-term lease basically becomes an automatically renewing month-to-month agreement until a new rental contract is signed (with proper notice) or the tenancy ends.

The new verbiage in our optional clauses for tenancy agreements lets you set rent increases that automatically happen after the lease would typically end. This works whether you start a new rental agreement or allow the fixed-term lease to turn into a month-to-month tenancy.

The updated optional clauses is already published and available to our members. For all rental forms, including fixed-term leases, visit our [forms page](#). 

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Rent Control 2026: The Unconstitutional Ballot Initiative That Could Cost You Dearly

By Kimberly Rau, MassLandlords, Inc.

We believe the 2026 rent control ballot initiative is unlawful. Challenging it could put a stop to rent control in Massachusetts forever. Here's what it says.

Rent control advocates have been gathering signatures for a November 2026 ballot initiative that could bring rent control back to Massachusetts. The cutoff to submit signatures lined up exactly with our print deadline, but supporters claim to have gathered more than enough signatures to get rent control in front of voters next year.

As it is written, the ballot initiative is unconstitutional and we plan to challenge it on those grounds. If we do, it could mean the end of rent control forever.



The proposed ballot question on rent control benefits developers and corporate landlords, and hurts everyone else. (Image: Lic cc BY-SA 4.0 MassLandlords, Inc.)

However, in the event the question makes it onto the ballot, vital information has been left out of the ballot text on purpose, including the fact that the initiative removes landlords' rights to compensation under the law. Voters may not understand the impact of their decision if they vote "yes," especially if they aren't landlords.

We've broken down the entire text of the ballot question and translated it into plain language, so you as a landlord know exactly what rent control proponents want to do. It's not good. It hurts small landlords and benefits developers, which advocates don't want you to know. (City Life/Vida Urbana is running ads saying rent control will stop greedy corporate landlords, but actually, that's exactly who this initiative will help the most.)

We will make similar explainers for renters and people concerned with municipal funding, if necessary.

Visit our website to read the entire ballot question explainer, parsed in non-legislative language. Share it with your renters, colleagues and anyone who might be on the fence about rent control. You can also share our website rentcontrolhistory.com which shows, in detail, how rent control helped some people, but hurt everyone else, the last time we had it in Massachusetts. [M](#)

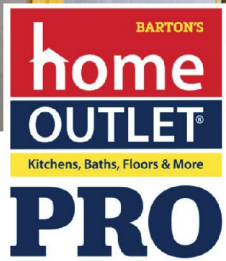
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IN the NEWS

Compiled by Eric Weld, MassLandlords, Inc.

MassLandlords media mentions and appearances by association representatives.

This edition of MassLandlords In the News features input by MassLandlords on reporting of a pending rent control ballot initiative for 2026, as well as several comments by Executive Director Doug Quattrochi on the new brokers' fee policy passed last summer.

OCT. 29, 2025

MassLandlords was cited in a report on WBZ News Radio in Boston about the recent effort to get a rent control ballot initiative on the 2026 election ballot. Notably, the most recent effort to bring back rent control across Massachusetts would strike M.G.L. Chapter 40P, the existing law that banned rent control in 1994, and replace it with a law that would limit annual rent increases to 5% or the inflation percentage increase from an unspecified Consumer Price Index, whichever is less.

The report cites a statement issued by MassLandlords, warning that such a draconian rent control limit would "lead to 'disinvestments in hundreds of thousands of rental properties and

force their sale to developers over time.'" On-air reporter James Rojas continued to quote the MassLandlords statement: "Developers will be exempt," he said, quoting the statement. "They will not keep your crummy building. They will remove you and tear the building down to build a home for someone else and charge them full market rent."

In the event the initiative succeeds in gathering enough signatures to be placed on the 2026 ballot, MassLandlords may challenge it on legal grounds. Foremost among the ballot initiative's illegality is its failure to note, in the initiative's summary, the fact that it would repeal and replace Chapter 40P, a legal requirement. **Join MassLandlords' fight** to keep this highly flawed initiative off the 2026 election ballot.

[Read/listen to the WBZ article.](#)

FURTHER COMMENTARY ON BROKERS' FEES

Quattrochi commented for three articles, all on Aug. 1, 2025, on a new law passed in July that requires landlords to pay real estate brokers' fees when they hire them, instead of passing the fee on to tenants. MassLandlords published **an article** in response to the new policy explaining that there was already policy making it illegal for landlords to charge tenants

for their brokers' fees, that a new law was an unnecessary waste of legislative resources, and that it will likely yield unintended consequences. Here is a review of Quattrochi's comments:

AUGUST 1, 2025

NBC10 Boston

An article by Matt Pritchard suggested the new policy would provide relief for some renters and is an important step toward housing affordability.

"When people talk about the broker ban increasing affordability or rent control being the next step on this road, they have no expertise, they don't know what they're talking about. It's really hard to craft housing policy that doesn't have unintended consequences," Quattrochi said.

Quattrochi added that some landlords could simply factor brokers' fees into an increased rent to recoup the loss.

[Read the article.](#)

WGBH

For an article on the topic by Saraya Wintersmith, Quattrochi pointed out that the new brokers' fee law should not affect lawfully compliant landlords.

"Since 1970, we've had 186 15B, which is a law that says a landlord can't require or collect anything other than first month's rent, last month's rent, a

security deposit equal to the first month's rent, and the actual costs of changing the locks and issuing new keys," Quattrochi commented. "So the whole thing that was happening, where lots of [renters], especially in Boston, were paying for broker's fees, was non-compliant, and it was a question of lack of enforcement."

Quattrochi added that the new law could have the effect of raising some rents. "If a landlord was having a renter pay for the broker fee, they are absolutely within their rights under the new law to raise the rent, divide the broker fees by 12, and that's your new monthly rent amount increase."

[Read the article.](#)

WHDH Boston

Quattrochi echoed the concern that the new law could nudge some landlords to

raise rents in an article by Annie Renaud.

"Landlords are well within their rights to take the broker's fee, divide it over 12 months, and recoup the cost through rent," he commented in the article.

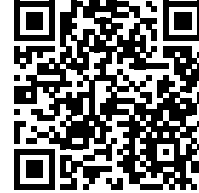
Renaud's article reiterates the fact that it was already illegal for landlords to charge tenants for their brokers' fees, but that the law has been weakly enforced. The article reports that the new law stresses enforcement more strongly, encouraging renters to report violations to the Attorney General's office.

Regardless of the new brokers' fee law, landlords and tenant advocates agree that the solution to housing affordability is increased supply, Renaud reports.

"We need a lot more housing," said Quattrochi. "That's going to take zoning reform, public investment and smart infrastructure investment."

[Read the article.](#) 

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MassLandlords Annual Election Results 2025; Board Resolution Expands Seat Count to Eight

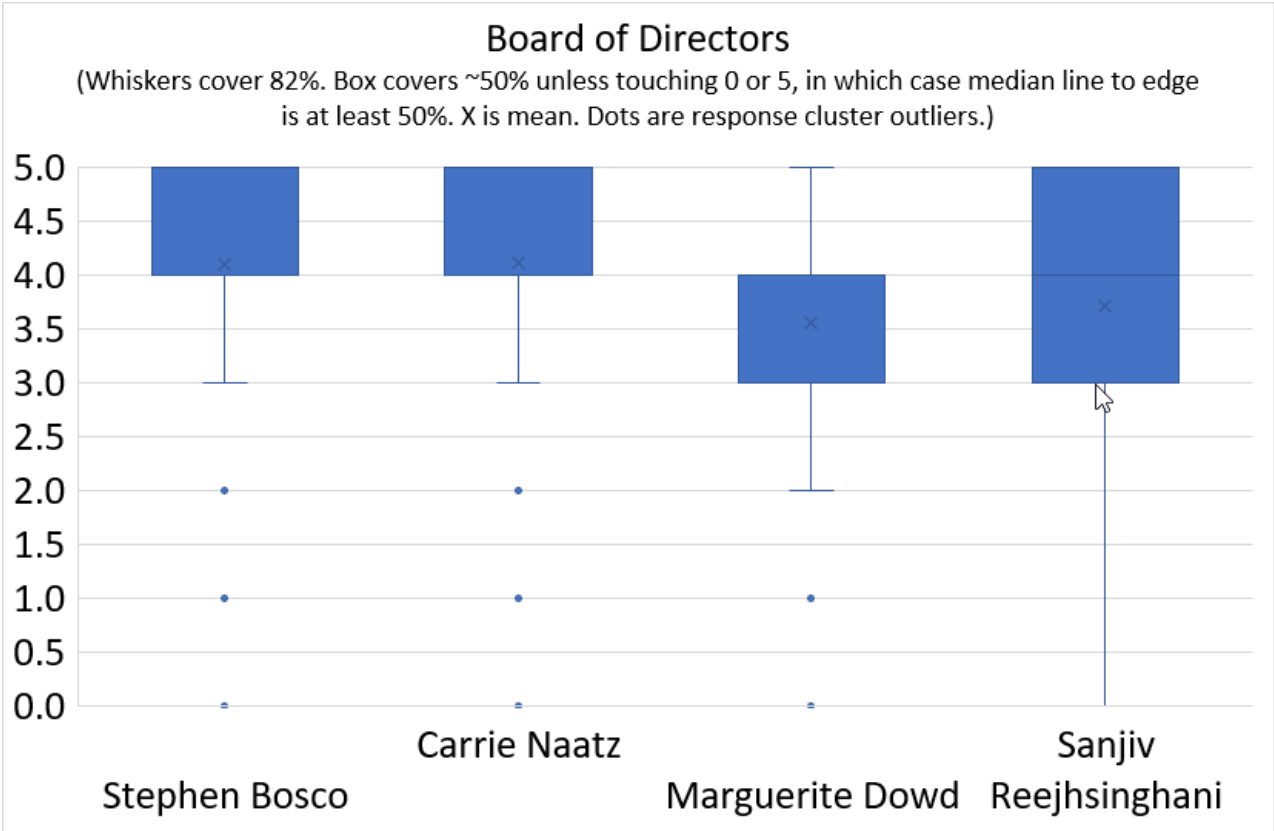
The 2025 election resulted in three new directors. The Board resolved to expand the seats to eight. This article covers who won the 2025 election, who ran and how you can get involved next time.

In October and November, MassLandlords members voted in our annual elections on the next directors to succeed Michele Kasabula, Alec Bewsee and Steffen Amun Ra on our five-member volunteer board. We met our quorum target of 543 responses, with 654 members participating online including abstentions. The outgoing Board of Directors also passed a

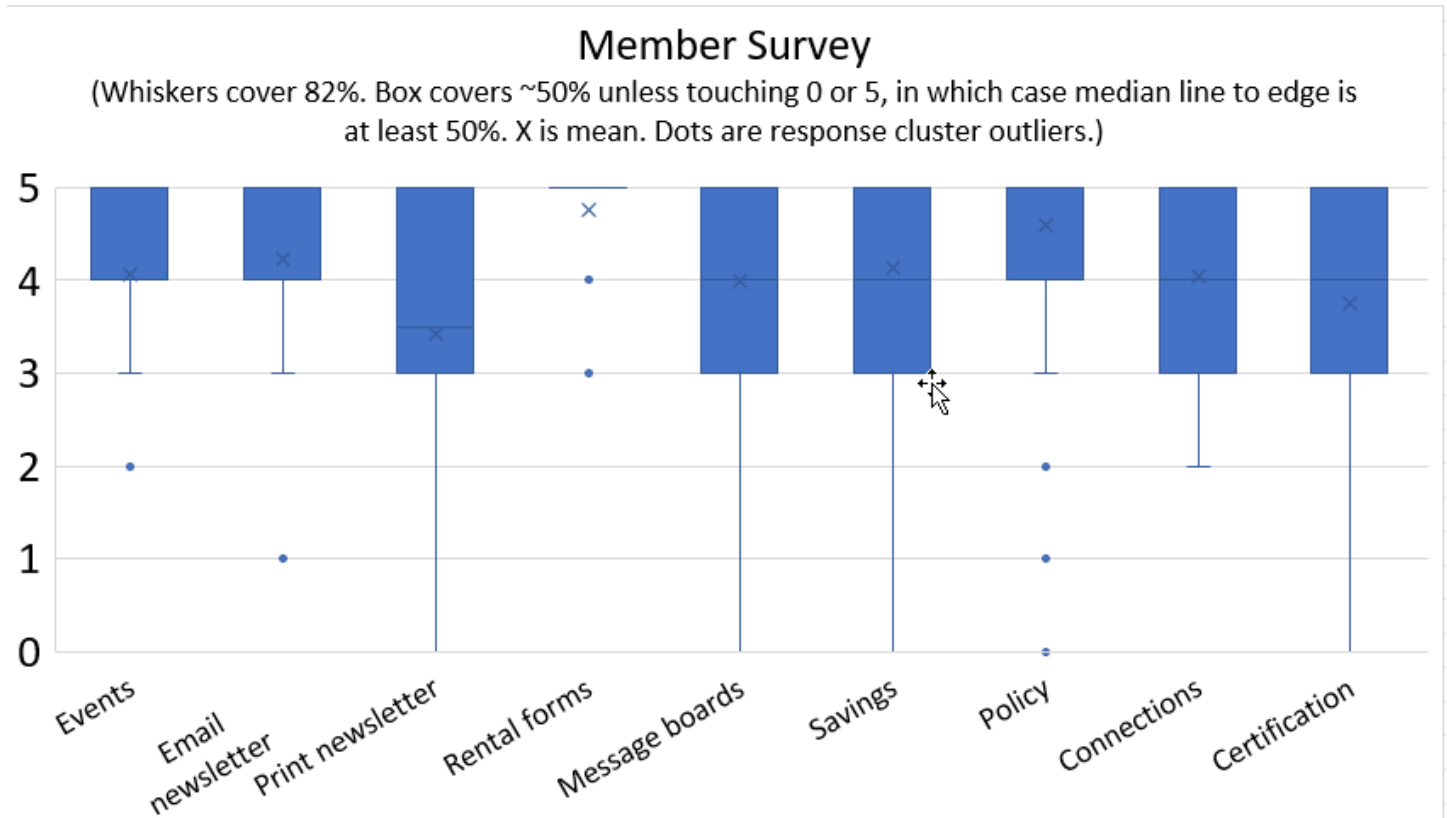
resolution to expand the number of board seats to eight.

WHO RAN IN THE 2025 ELECTION?

The nominees were Stephen Bosco, Marguerite Dowd, Carrie Naatz and Sanjiv Reejsinghani. Please join us in thanking all four for their willingness to serve. In an organization of more than 2,500



This year's histogram may show the impact of membership tenure. Bosco, Naatz and Reejsinghani have all been members for at least five years. Dowd is new as of this summer.



This year's optional survey shows members love our rental forms. Overall, members support all of our services. The services tied for second are events, the email newsletter and our policy advocacy. The services tied for third are our print newsletter, message boards, savings, connections and certification.

members, every bit of public spirit and volunteering adds up to an increasingly impressive state-wide organization, and a positive force for the creation of better rental housing in Massachusetts.

HOW WAS THE 2025 ELECTION CARRIED OUT?

Voting was electronic. Members were asked to rate candidates on a score of 0 to 5 using a score voting ballot.

Because of prior year challenges, three seats were open to be filled.

The first seat with one year left on its term was open following the removal of director Patrick Sullivan in 2023.

The second seat with four years left on its term was open following the failure to obtain quorum in 2024.

The third seat with five years on its term is coming up with the natural expiration of the term of director Amun Ra.

WHO WON THE 2025 ELECTION FOR DIRECTOR?

Stephen Bosco, Carrie Naatz and Sanjiv Reejhsinghani have been elected to the board. This is based on receiving the highest total scores out of all scores assigned.

Because there are three seats to fill, MassLandlords staff stipulated that the highest score would result in winning the seat with the longest term remaining, the second highest the second longest, and the third highest the one-year term. Based on the scores, Naatz has the five-year term, Bosco has the four-year term and Reejhsinghani has the one-year term.

The two partial terms do not count for our form of term limits. Bosco and Reejhsinghani will be eligible to run again without a gap year when their term expires.

WHY WAS THERE A BOARD RESOLUTION?

We intend for each year's transition to be smooth. We have a five-director board with staggered five-year terms. We should swap out one director per year, such that change is gradual. With three new directors elected at once, owing to the prior past years' challenges, the potential change could be large.

Besides not giving the new directors time to get up to speed on financials, meetings and expectations, we were (and still are) also facing a rent control ballot initiative. Certain current directors were engaged locally in politics and business communities. We wanted to make sure that this engagement could continue.

For these reasons, the Board of Directors voted to increase the number of seats to eight, and to appoint to the new seats the three outgoing directors.

Directors Kasabula, Bewsee and Amun Ra will remain on the board for one more year.

HOW DID THE OPTIONAL SURVEY GO?

It looks like participants value all of our services.

The least-valued services are the print newsletter, message boards, savings, connections and certification.

The most-valued services are rental forms and policy advocacy.

We spend a lot of organization resources administering new and renewing memberships, and making sure the site works and remains up-to-date even as technologies change. Now that monthly dues have been released, we expect members to have more self-service options for membership changes and credit card changes. This should give our developers time

to reevaluate certain services. For instance, we know the message boards and the service provider directory seem particularly underinvested.

HOW CAN I GET INVOLVED IN 2026?

There are volunteer roles at the state and local level available at MassLandlords.net/volunteer. Nominations for 2026 will open next summer at MassLandlords.net/nominate. 

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Retrospective: See All of MassLandlords' Newsletter Covers

In honor of our 40th anniversary, we've collected all of our magazine-style newsletter covers in one place for you to explore.

In honor of MassLandlords' 40th anniversary, we've created a photo page featuring all of our newsletter covers dating back to 2010. We've certainly come a long way and imparted a lot of information in the past 15 years!

The earliest WPOA (Worcester Property Owners Association) newsletter we have a scan of is from April 2010. Back then, the newsletters were sent out in a more traditional format, with no magazine-style cover. Doug Quattrochi's first Letter from the Executive Director was published in the January 2014 issue.



That's a lot of information! Our new page lets you see what we've covered (no pun intended) over the years. (Image: cc BY-SA 4.0 MassLandlords, Inc.)

The first newsletter with MassLandlords' masthead, sometimes in addition to the WPOA logo, was the March 2014 issue, which, for posterity's sake, you can also read online [in its entirety](#).

For more than a decade, we've been focusing on content that's important and relevant to our membership, and we've had some truly excellent covers along the way. Our first magazine-style monthly newsletter was published in June 2016, with a full-color, photographic, glossy cover. Early cover stories included timely content such as the 2016 *Meikle v. Nurse* court case and marijuana legalization. They've also covered topics we've revisited and updated many times over the years, including housing vouchers, security deposits and tenant screening.

Our newsletters have discussed ballot initiatives and rent control. We covered the effects of the Covid-19 pandemic in great detail, from RAFT expansion to how to clean and sterilize rental units. We've talked about litigating against the state for much-needed transparency and have published articles on everything from climate change to pet rent. Viewed as a whole, these newsletters are much more than just pretty visuals. They tell the story of MassLandlords and our long history of advocating for better rental housing. We're proud of all we've done, and all we're working toward. [M](#)

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REGIONAL

MassLandlords Upcoming events

See details under each region

2025 DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Westfield Rent Control Fundraiser 5:45PM - 7:30PM	3 Pittsfield Rent Control Fundraiser 5:30PM - 7:30PM	4 New Bedford Rent Control Fundraiser 7:00PM - 9:30PM	5 First Friday Office Hours 12:00PM - 1:00pm	6
7	8 Salem Rent Control Fundraiser 6:00PM - 8:00PM	9 Lexington Rent Control Fundraiser 7:00PM - 8:00PM	10 Second Wednesday Office Hours 4:30PM-5:30PM	11 NWCLA, Haverhill Rent Control Fundraiser 7:00PM - 9:00PM, 6:00PM - 8:00PM	12	13
14	15	16 Boston Rent Control Fundraiser 7:00PM - 9:00PM	17	18 Springfield Meetup & Rent Control Fundraiser 6:00PM - 7:00PM	19	20
21	22	23	24	25	26	27
28	29	30	31			

2026 JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 SWCLA 6:00PM-9:00PM	6	7	8 NWCLA 7:00PM-9:00PM	9	10
11	12	13 MWPOA 5:30PM-7:30PM	14 Second Wednesday Office Hours 4:30PM-5:30PM	15	16	17
18	19	20	21 Third Wednesday Office Hours 4:30PM-5:30PM	22	23	24
25	26	27	28 Fourth Wednesday Office Hours 5:30PM-6:30PM	29	30	31

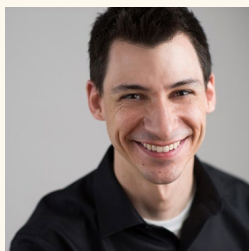
STATEWIDE

First Friday Office Hours with Executive Director Doug Quattrochi. No Presentation. Open Q&A. 12 pm - 1 pm Zoom.

FRI
12/5

We'll be having open office hours about **any rental real estate topics** you may care to bring. You can also ask about MassLandlords services or share feedback.

We will not address questions in private. We will have a group discussion about topics of interest to attendees. Questions will be answered at Doug's discretion and as time allows.



MassLandlords Executive Director Doug Quattrochi



We'll be having a free-flowing group conversation. Ask us anything related to MassLandlords.

Part of this presentation will be given by **Doug Quattrochi**, Executive Director, MassLandlords, Inc. Doug was a founding member of MassLandlords in 2013. He became the association's first Executive Director under new bylaws in 2014. Since then, he has scaled the organization from a core of 160 members in Worcester to approximately 2,500 dues paying businesses from Pittsfield to the Cape, and from an all-volunteer team to approximately 20 full and part-time staff plus 50 volunteers. Doug has been

instrumental in advancing democratic governance mechanisms, including score voting for policy priorities and a staggered and democratically elected Board of Directors. Doug also oversees the RentHelper spin-off, which is expanding access to electronic banking for those of us who are unbanked or underbanked. Prior to MassLandlords, Doug held leadership roles in various Massachusetts startups, two of which are still operating. Doug holds a Master of Science in Aerospace Engineering from the Massachusetts Institute of Technology.

"Doug's presentation was excellent. He was very clear and provided detailed explanations." - Larry

"Doug always holds very informative classes full of substance and Very organized!" - Thomas

"Your answers to member's questions were most helpful." - Liz

Members register for no charge 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.

FIRST FRIDAYS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI NEXT ON FRIDAY, DECEMBER 5TH

Except for holidays or where his schedule requires otherwise, Doug will be available to members on the first Friday of every month.

ZOOM CHAT AGENDA

- 12:00 pm Start
- 1:00 pm Zoom Chat ends

Remember you can watch videos anytime at [live events and training videos](#).

PARTICIPATION IS EASY

We have two formats of online events:

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

ACCESSIBILITY

Automatic closed captions may be activated at any time. Simply turn on this setting from inside the Zoom app.

Questions may be asked over microphone after using the "raise hand" feature of zoom. Questions may also be entered via the Zoom text chat box.

ZOOM CHAT 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: First Friday Office Hours with Doug Quattrochi December 5, 2025

Time: Dec 5, 2025 12:00 PM Eastern Time (US and Canada) Join Zoom Meeting <https://us02web.zoom.us/j/87456519243>

Meeting ID: 874 5651 9243

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

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11# US (Chicago) +16468769923,,874565

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Join instructions https://us02web.zoom.us/join/87456519243?signature=7BHW2K7ic0PLiMeBumae_GmGgrC8tz6nrsVtWNwdwiI

PRICING

This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Slides and handouts if any will be uploaded to [open questions and answers](#).

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

This Zoom Chat counts for continuing education credit for Certified Massachusetts Landlord Level Three. [Beep in.](#) [Leave feedback/beep out.](#)

Want to speak at a MassLandlords meeting?

[Submit a speaker request.](#)

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

Add our entire event calendar to yours:

Google: [add our entire event calendar to Google calendar.](#)

Outlook: [add our entire event calendar to Outlook.](#)

Add just this event to your calendar:

Google: [add just this event to Google calendar.](#)

Second Wednesday Office Hours with Peter Shapiro. No Presentation. Open Q&A. 4:30 pm - 5:30 pm Zoom.

We'll be having open office hours about any rental real estate legal topics you may care to bring. This meeting is a great opportunity for members to learn from an experienced non-attorney counselor.

WED
12/10

We will not address questions in private. We will have a group discussion about legal topics of interest to attendees. Questions will be answered entirely at Peter's discretion and as time allows.

Attendance is capped at ten attendees for depth of discussion. If an office hour is full, check another person's office hours or try again next month.



Peter Shapiro runs Good Landlord Consulting Services (GLCS) and is a MassLandlords



We'll be having a free-flowing group conversation. Ask us anything related to landlord-tenant communication or best practices.

Part of this event will be presented by **Peter Shapiro**. A graduate of MIT's Master's Program in City Planning, Peter founded the Housing and Mediation Services Program at Just A Start Corporation, a nonprofit housing group in Cambridge, MA. Since 1990, Peter and his team have been providing landlord counseling, mediation, training, landlord support groups, and homelessness prevention assistance across metro Boston and statewide. Peter now provides Helpline and Member services for MassLandlords, and also provides landlord counseling and mediation for the City of Boston. Peter is the author of: *The Good Landlord -- A Guide to Making a Profit While Making a Difference*.

Members register for no charge in just a few clicks!

"No Sales Pitch" Guarantee

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SECOND WEDNESDAYS WITH PETER SHAPIRO NEXT ON WEDNESDAY, DECEMBER 10TH

Except for holidays and where his schedule requires otherwise, non-attorney counselor Peter Shapiro will be available to members on the second Wednesday of every month.

ZOOM CHAT AGENDA

- 4:30 pm Start
- 5:30 pm Zoom Chat ends

Remember you can watch videos anytime at [live events and training videos](#).

PARTICIPATION IS EASY

We have two formats of online events:

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

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ZOOM CHAT 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: Second Wednesday Office Hours with Peter Shapiro December 10, 2025 Time: Dec 10, 2025 04:30 PM Eastern Time (US and Canada) Join Zoom Meeting <https://us02web.zoom.us/j/84413847139> Meeting ID: 844 1384 7139 Passcode: Will be emailed and viewable [online](#)--- One tap mobile +16469313860,,84413847139#,,, *9022 01# US +13017158592,,84413847139#,,, *902201# US (Washington DC) Join instructions <https://us02web.zoom.us/join/84413847139/invitations?signature=GAsGyc7oEBYU8ZZtZwgLkJAuWUQmC-iWKEk0HvEkdKY>

PRICING

This event is closed to the public.

Members: No charge.

Registration is required.

Registration in advance is required.

This event will not be recorded.

Slides and handouts if any will be uploaded to [open questions and answers](#).

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

This Zoom Chat counts for continuing education credit for Certified Massachusetts Landlord Level Three. [Beep in](#). [Leave feedback/beep out](#).

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

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

Add our entire event calendar to yours:

Google: [add our entire event calendar to Google calendar](#).

Outlook: [add our entire event calendar to Outlook](#).

Add just this event to your calendar:

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NORTHERN WORCESTER COUNTY

Northern Worcester County Landlord Association Fitchburg Dinner Meeting, 7 pm: Annual Food & Toy Drive Holiday Social.

THU
12/11

NWCLA Holiday Social. Come one, come all, have a ball!

Our Annual Toys for Tots Drive and Food Pantry Drive where every year we make a food donation to a local food pantry. We also fund a Toy Drive to donate to the Massachusetts State Police Toys for Tots Charity Drive. What a great way to celebrate the Holiday Season by sharing our blessings with others!

At this meeting we will find out who has won the Golden Ticket Award Contest for \$100, the Annual NWCLA Membership Drive for one-year free basic NWCLA membership. Come out for our raffles, great food, and PLENTY of holiday cheer.

For extra raffle tickets, bring non-perishable food for the food pantries, and unwrapped gifts. The more you give – the more you get.

See you at the party! (This meeting is for members only and will not be streamed on Zoom)

THURSDAY, DECEMBER 11TH**NWCLA DINNER MEETING AGENDA**

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

- 7:00pm Dinner, Networking & Presentations
 - o Networking draws from 25 towns including Fitchburg, Gardner, Leominster, Athol, Holden, Ayer, Orange, Ashburnham, Spencer, Ashby, Lunenburg, Townsend, Westminster, Princeton, Sterling, Lancaster, Shirley, Groton, Pepperell, Winchedon, Templeton, and Hubbardston.

LOCATION

British American Club
1 Simonds Road
Fitchburg, MA 01420

FOOD

- Dinner will be provided.

PRICING

- This event is closed to the public.

NWCLA members only: No charge.

This event will not be recorded.

Slides and handouts if any will be uploaded to <https://www.nwcla.com/members/meeting-recordings/>.

This event is operated by volunteers at a partner association.

METROWEST

**SOUTHERN WORCESTER COUNTY
BERKSHIRE COUNTY
CENTRAL WORCESTER COUNTY
CHARLES RIVER (GREATER WALTHAM)
BOSTON, CAMBRIDGE AND
SOMERVILLE**

Cambridge Crash Course, 8:30 am: The MassLandlords Crash Course in Landlording: The Best Gift You Can Give Yourself This Holiday Season

SAT
01/31

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:
 - o *Every Landlord's Tax Deduction Guide* by NOLO,
 - o *The Good Landlord* by Peter Shapiro,
 - o *Getting to Yes* by Roger Fisher, and/or
 - o *The Housing Manual* by H. John Fisher.
- A bound summary of all material presented.
- Breakfast pastries, coffee, tea.
- Lunch sandwiches, sodas, chips, cookies; all dietary requirements satisfied, please notify us when you purchase a ticket.
- A MassLandlords ballpoint pen.
- 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.

COURSE GRADUATE TESTIMONIALS

"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



"Mr. Quattrochi presented the course in a comprehensive and easy to follow step-by-step format. His PowerPoint presentation was provided to

us, in a binder, as part of the course, and I took notes right on the pages. I find this part to be an effective tool because I can refer to it anytime I need to follow procedure. There's more to it, but for a fun day, I personally, recommend this course to anyone in the Real Estate landlording/investing business, beginners in this profession as well as experience professionals." - Edwin Rivera

"This has really been a great deal. 2 books, 8 hours 'class' time, bound notes/slides -- impressive value!" -Dawn

"I found this course extremely useful. It was completely professional and gave me a great new perspective." -Nicholas

"I'm glad there was more in depth discussion than just reading off the slides. I appreciate the opportunity for questions and practice." -Crash Course Graduate

"If I had done this 20 years ago. Oh my goodness!" -Crash Course Graduate

"Great overview of being a landlord in MA" -Crash Course Graduate

"Covered a lot of ground concisely, but still enough time for questions and insight. Worth every penny." -Crash Course Graduate



MassLandlords Executive Director Doug Quattrochi



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OUR PRACTICE AREAS

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- ★ Evictions
- ★ Lease Agreements
- ★ Security Deposit Law
- ★ Lead Paint Law
- ★ Rent Collection Actions
- ★ Code Enforcement Actions

COMMERCIAL & RESIDENTIAL REAL ESTATE

- ★ Purchase-and-sale Agreements
- ★ Lease Agreements
- ★ Title and Settlement Services
- ★ Title Issues
- ★ Title Insurance Claims
- ★ Real-estate Litigation
- ★ Condominium



Attorney Adam Sherwin of The Sherwin Law Firm

Part of this presentation will be given by **Doug Quattrochi**, Executive Director, MassLandlords, Inc. Doug was a founding member of MassLandlords in 2013. He became the association's first Executive Director under new bylaws in 2014. Since then, he has scaled the organization from a core of 160 members in Worcester to approximately 2,500 dues paying businesses from Pittsfield to the Cape, and from an all-volunteer team to approximately 20 full and part-time staff plus 50 volunteers. Doug has been

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"Doug's presentation was excellent. He was very clear and provided detailed explanations." -Larry

"Doug always holds very informative classes full of substance and Very organized!" -Thomas

"Your answers to member's questions were most helpful." -Liz

Part of this presentation will be given by attorney Adam Sherwin. Adam is an experienced real estate litigator with years of experience representing landlords, property owners, and other real estate professionals. He has extensive experience litigating real estate disputes before judges and juries and has obtained favorable decisions from the Massachusetts Appeals Court and District Court Appellate Division. He is also a long-time crash course instructor at the Cambridge headquarters and over zoom.

Purchase your ticket in just a few clicks!

Public attendees can purchase your ticket in just a few clicks!

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SATURDAY, JANUARY 31ST

CRASH COURSE AGENDA

IN-PERSON COURSE AGENDA

- 8:30 am - Introduction of MassLandlords and course participants
- 8:45 - Rental markets
 - o Urban, suburban, rural.
 - o Luxury, college, professional, working, subsidized, rooming houses.
 - o Airbnb.
- 9:00 - Property selection
 - o Lead paint.
 - o Charging for utilities.
 - o Climate change risk.
 - o Heat pumps.
 - o Vinyl plank vs. hardwood floors.
 - o Landlord trade-offs repairs vs. cleaning.
- 9:40 - Marketing and advertising
 - o Getting the right applicants.
 - o Small business branding tips and tricks.
 - o Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:35 - Applications and tenant screening
 - o Criminal, credit, and eviction background checks.
 - o Discrimination and fair housing.
 - o Interactive tenant screening workshop.
 - o Section 8.
- 11:30 - Tenancies
 - o Lease vs Tenancy at Will.
 - o Move-in monies.
 - o Security deposits.
 - o Pet rent.
- 11:50 - Break and Lunch, with free form Q&A
- 12:20 - Warranties and covenants
 - o Water submetering.
 - o Sanitary code.
 - o How to raise the rent fairly.
 - o Support animals.
- 12:40 - Dispute resolution
 - o Eviction notices to quit.
 - o Court process.
 - o Move-and-store
 - o Relocation assistance.
- 1:40 - Break for ten minutes
- 2:50 - Maintenance, hiring, and operations.
 - o Tax advantages.
 - o Property managers.
 - o Contractors.
 - o Building permits.
 - o Extermination

- o LLCs and trusts.
- o Grants and alternative funding.

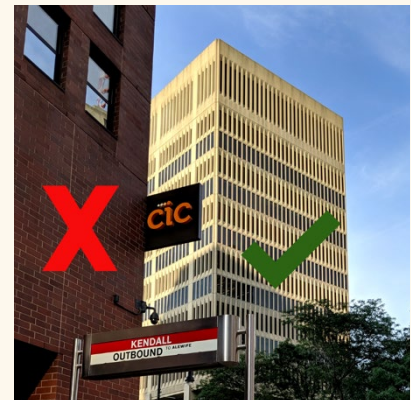
- 3:10 - Break for five minutes
- 3:40 - Overview of books and resources for further education
- 3:45 - Review of unanswered questions
- 4:00 - End Course

Please note that end time may vary based on questions.

LOCATION

Cambridge Innovation Center
14th Floor, Charles Conference Room
One Broadway
Cambridge, MA 02134

Please note: CIC has several buildings in Kendall Square, two of them being adjacent to each other. The correct location for this event is the building with light colored concrete, vertical windows and a Dunkin Donuts on the ground level. You will NOT see a CIC sign. Refer to the image below.



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- ✓ Contractor disputes
- ✓ Termination of tenancies and eviction
- ✓ Rent increases
- ✓ Angry neighbors
- ✓ Municipal fines or assessments,
- ✓ Building disasters
- ✓ Sleepless nights

Schedule a consult: **774-314-1896** or **hello@masslandlords.net**

Details and Prepayment:

<https://masslandlords.net/helpline/>

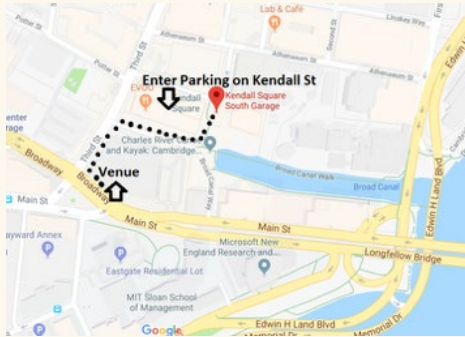
ACCESSING FROM THE T

- Exit the Kendall T stop on Main St.
- Cross to the side of Main St. with the Chipotle and walk up the street towards Broadway, passing the Chipotle on your left.
- You will then round the corner to the left and One Broadway will be across the street diagonally.
- Cross over Third St. and Broadway to arrive at One Broadway.

For all attendees Upon entering One Broadway, you will need to check in with the lobby security. You'll just need to show your ID and let them know you're going to the MassLandlords event and which floor.

PARKING

Accessible by T and highway. Parking available in several garages for weekend rates. See CIC Directions for details. Pilgrim Parking has affordable rates and is a short walk from the venue, [click here for details](#)

**FOOD**

- Breakfast:
 - o Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
 - o Fresh fruit platter
 - o Assorted fruit juices and coffee

LUNCH:

- o Assorted gourmet sandwiches
- o Garden salad
- o Pasta salad
- o Assorted pastries
- o Soda, juice, water

*Please email hello@masslandlords.net if you have any dietary restrictions and need a special meal.

*Dietary restrictions: Purchase a ticket and set your preferences at [My Account](#) one week prior to the event or earlier. Once set, preferences remain set for future events.

Masks welcome! Eating and drinking is not required. Please note: as we are unable to monitor the buffet, we are unable to offer a reduced ticket price for attendees who will not be eating.

PRICING

Open to the public. Membership is not required!

- Public: \$275
- Members: \$250
- Card payments only.

Events are cashless.

This event will not be recorded.

Slides and handouts if any will be uploaded to [Massachusetts Crash Course in Landlording and Rental Real Estate](#).

Purchase your ticket in just a few clicks!

Public attendees can purchase your ticket in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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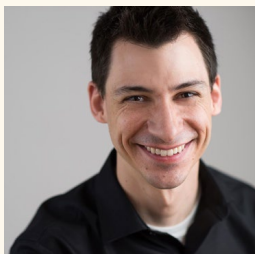
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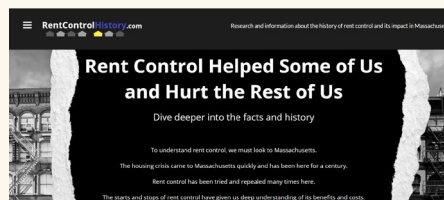
BERKSHIRE COUNTY

**Pittsfield Chat,
5:30 pm - 7:30 pm:
Rent Control
Fundraiser**
WED
12/3

We will be hearing a detailed presentation from our Executive Director, Doug Quattrochi, on the 2026 rent control ballot initiative, what it means for housing providers, and our long-term litigation strategy. Attendees will have the opportunity to ask questions, learn how to get involved, and support the effort. Credit card donations will be accepted during the event.



MassLandlords Executive Director Doug Quattrochi



Rent control doesn't do what everyone thinks it does. Learn the truth.

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"Doug's presentation was excellent. He was very clear and provided detailed explanations." -Larry

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Members register for no charge in just a few clicks!

WEDNESDAY, DECEMBER 3RD

CHAT AGENDA

- 5:30 pm Start
- 7:30 pm Chat ends

LOCATION

Berkshire Athenaeum
1 Wendell Ave
Pittsfield, MA 01201

PRICING

This event is closed to the public.

- Members: No charge.
Registration is required.

Registration in advance is required.
Walk-ins cannot be served; we will have no registration desk available and seating will be limited.

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BRISTOL COUNTY

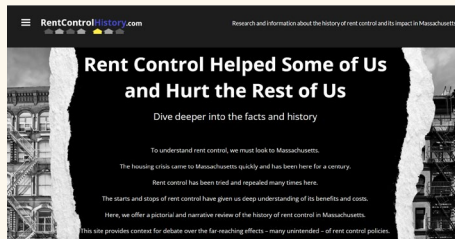
New Bedford Chat, 7 pm - 9:30 pm: Rent Control Fundraiser

THU
12/4

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THURSDAY, DECEMBER 4TH

CHAT AGENDA

- 7:00 pm Start
- 9:30 pm Chat ends

LOCATION

Whaler Inn and Suites
500 Hathaway Rd
New Bedford, MA 02740

PRICING

This event is closed to the public.

- Members: No charge.
Registration is required.

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Walk-ins cannot be served; we will

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BOSTON, CAMBRIDGE AND SOMERVILLE

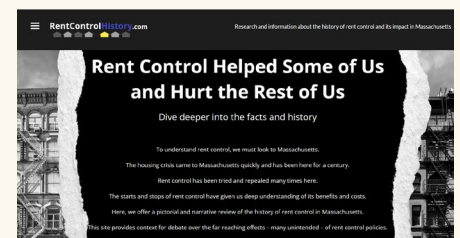
Boston Chat, 7 pm - 9 pm: Rent Control Fundraiser

TUE
12/16

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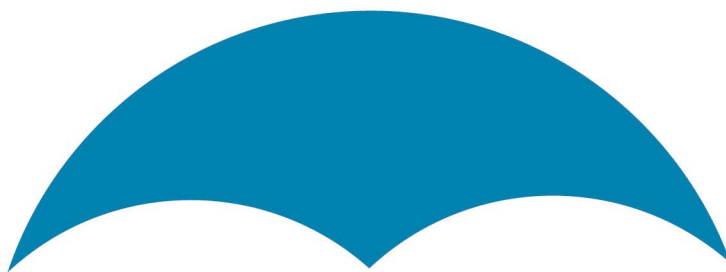


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TUESDAY, DECEMBER 16TH

CHAT AGENDA

- 7:00 pm Start
- 9:00 pm Chat ends

LOCATION

Dorchester Brewing Company
1250 Massachusetts Ave
Boston, MA 02125

PRICING

This event is closed to the public.

- Members: No charge.
Registration is required.

Registration in advance is required. Walk-ins cannot be served; we will have no registration desk available and seating will be limited.

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ESSEX COUNTY

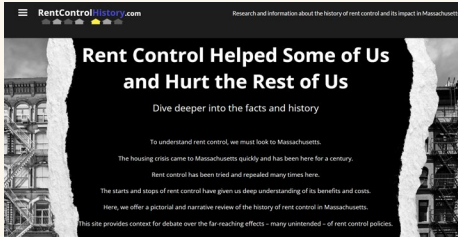
**Salem Chat,
6 pm - 8:30 pm: Rent
Control Fundraiser**

**MON
12/08**

We will be hearing a detailed presentation from our Executive Director, Doug Quattrochi, on the 2026 rent control ballot initiative, what it means for housing providers, and our long-term litigation strategy. Attendees will have the opportunity to ask questions, learn how to get involved, and support the effort. Credit card donations will be accepted during the event.



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MONDAY, DECEMBER 8TH

CHAT AGENDA

- 6:00 pm Start
- 8:30 pm Chat ends

LOCATION

Jaho Coffee Roaster & Bakery
130 Canal St.
Salem, MA 01970

PRICING

This event is closed to the public.

- Members: No charge.
- Registration is required.

Registration in advance is required. Walk-ins cannot be served; we will have no registration desk available and seating will be limited.

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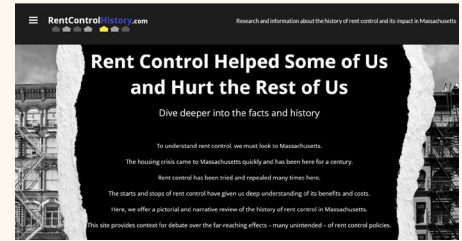
Google: [add just this event to Google calendar.](#)

Haverhill Chat, 6 pm - 8 pm: Rent Control Fundraiser

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THURSDAY, DECEMBER 11TH

CHAT AGENDA

- 6:00 pm Start
- 8:00 pm Chat ends

LOCATION

Roma Restaurant
29 Middlesex St.
Haverhill, MA 01835

PRICING

This event is closed to the public.

Members: No charge.
Registration is required.

Registration in advance is required.
Walk-ins cannot be served; we will have no registration desk available and seating will be limited.

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GREATER SPRINGFIELD

Springfield Chat, 6 pm - 7 pm: Meetup

THU
12/18

No presentation, no registration desk, just meeting up to chat and get to know one another. We need landlords & property managers large & small to attend. We can share our experiences and learn from one another.

Past attendees have:

- Made valuable local connections.
- Talked about local real estate developments.
- Learned more about city government.

Attendees will leave having made some connections in a friendly and informal setting.

Members register for no charge in just a few clicks!

THURSDAY, DECEMBER 18TH

CHAT AGENDA

- 6:00 pm Start
- 7:00 pm Chat ends

LOCATION

Wyckoff Country Club:
233 Easthampton Rd
Holyoke, MA 01040

HOW TO GET THERE

The country club is conveniently located just off of Route 91 on Route 141.

HOW TO FIND US

The restaurant and bar are located on the lower level. Follow the sidewalk to the right of the building around to the course side and you will see the patio area outside the restaurant. The room we are using is located inside the restaurant/bar area.

FOOD

We can begin to arrive at 5:30 to order food/drinks. Please help support Wyckoff and their restaurant/bar since they are allowing us to use a room. Currently on Thursdays they have a brick oven pizza truck in their patio area but you can also check out the menu of available food from their restaurant on their website.

PRICING

This event is closed to the public.

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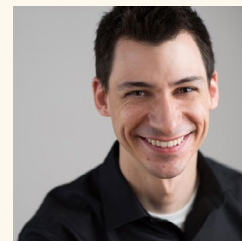
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MIDDLESEX COUNTY

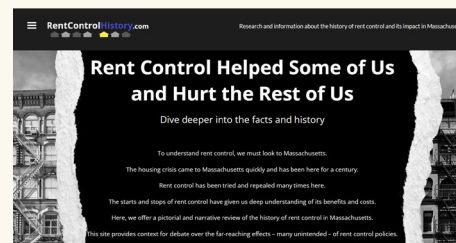
Lexington Chat, 7 pm - 8 pm: Rent Control Fundraiser

TUE
12/9

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TUESDAY, DECEMBER 9TH

CHAT AGENDA

- 7:00 pm Start

- 8:00 pm Chat ends

LOCATION

Office of Charlie O'Neill at Coldwell
1775 Massachusetts Ave
Lexington, MA 02420

PRICING

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- Members: No charge.
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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.](https://MassLandlords.net/property)

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RENTAL FORMS

Download a complete set of up-to-date rental forms (applications, leases, notices to quit and more).



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Save an average of 15% on most items at Home Depot, including kitchen & bath, hardware and appliances.



ASK-US-ANYTHING OFFICE HOURS

Get legal information and business advice from lawyers and rental housing experts in open Q&A Zoom sessions.



CERTIFICATION

Become a Certified Massachusetts Landlord™.



SEARCH EVICTIONS

Search eviction records by address for acquisition due diligence.



LEGAL STANDING

Vote in MassLandlords elections, serve on boards, and be represented in policy discussions with local and state officials.



MESSAGE BOARDS

Get 24/7 access to Massachusetts landlords for advice and sharing experience, plus a message board to sell or purchase investment properties.



EVENTS

Attend monthly networking and educational virtual events.



SERVICE PROVIDER DIRECTORY

Search for service providers (electricians, managers, realtors, attorneys, plumbers and much, much more), or be listed as one.



VIDEOS, ANALYSIS, & SPREADSHEETS

Watch past events, learn about the laws, and access spreadsheets you can build on like our heat pump vs furnace calculator.



CREDIT REPORTING

Get a virtual office manager free trial from RentHelper.



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Save on credit reports with SmartScreen. Create LLC's or Inc's for an exclusive fixed price with New Leaf Legal.

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