MassLandlords.net

MARCH 2026

MassLandlords Hits Record High Membership; Success Attributed to Expanded Benefits and Community

How to Handle Unauthorized Occupants In Your Rental Unit

Zillow Removes Vital Climate Risk Info on Real Estate Listings

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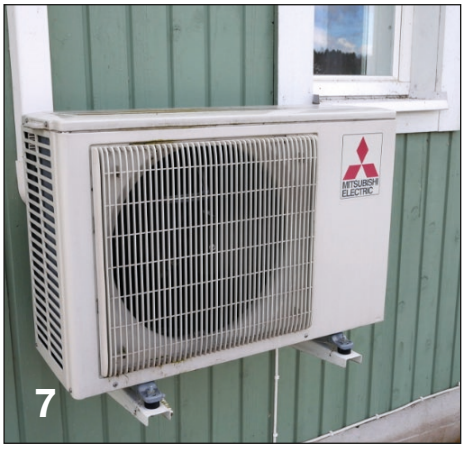

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LETTER FROM THE EXECUTIVE DIRECTOR

Rent Control Volunteers Needed!

Our Letter from the Executive Director for March 2026 looks back on activity in a variety of fields including the rent control ballot question.

February saw further progress and planning toward the statewide rent control ballot opposition. But we got good and bad news from the Southern Worcester County Landlord Association. We continued to develop our services, as well.

In case you haven't heard, statewide rent control will be on the ballot this November 2026. It will end all renovations and cram all rental housing operators down below inflation over time. Section 8 mobile vouchers will also be subjected to rent control below the payment standards.

It will be very important to mobilize volunteers for the statewide ballot opposition. Please volunteer.

Litigation was filed Friday, Feb. 9, paid for by an industry coalition naming four specific plaintiffs, all landlords. The case argues that it is unconstitutional to delete the existing rent control law, which requires towns compensate owners. A ballot question cannot ask voters to vote away a right to compensation. A previous ballot question was struck down for this very reason. It's a strong argument. We'll cover this and the MassLandlords amicus briefs in a future article.

Plaintiffs are needed for the amicus briefs: Anyone renting to a senior below-market, anyone who borrowed for a renovation that cannot charge post-renovation rents, anyone who lent money for a real estate investment, or anyone who would convert to condos or sell out, please be in touch.

We got difficult news from the Southern Worcester County Landlord Association. After maintaining a good volunteer culture for longer than MassLandlords has been around, the board of directors have announced they will be shutting down the organization. It has been very difficult to draw a crowd to events. They have tried many things. They will be transferring their assets to MassLandlords (a substantial sum). We will put the money to good use. But we could have wished for a growing presence at events there. If you have ideas about how to engage and encourage repeat attendance at local events, please be in touch.

In the meantime, we have much to do to create better rental housing. The Housing Court have agreed to share with housing specialists our training on the electrification agreement, which could impact renter and landlord rights. Also, we were key participants in a difficult Mass Save meeting on expanding access to clean jobs; we made a concrete suggestion to help both sides of the issue make progress. And our Spanish site is now live for enrollments.

We are actively fighting rent control. Please join as a member, encourage others to join, become a property rights supporter or increase your level of support.

Point your camera app here to read more online.

Sincerely,
Douglas Quattrochi • Executive Director, MassLandlords, Inc.

MassLandlords Hits Record High Membership; Success Attributed to Expanded Benefits and Community

By Kimberly Rau, MassLandlords, Inc.

MassLandlords hit its highest membership count ever in February 2026, a result of marketing, benefits and expanded access.

MassLandlords membership hit 2,610 members in February 2026, a record high for us, and proof that our group provides real benefits and value for its members. Here are just some of the reasons why people are flocking to us.

RENT CONTROL BALLOT INITIATIVE PROMOTES INDUSTRY UNITY

With rent control rearing its head once more, industry professionals are coming together to stand against the November 2026 ballot question. This need for a united front may be driving membership, and the support is welcome.

MassLandlords Executive Director Doug Quattrochi recalled a similar response with other groups the last time rent control was on the ballot, in 1994. During that time, the Small Property Owners Association saw a surge in membership.

"It was pretty clear [from discussions with other landlord groups] that politics was driving revenue," Quattrochi noted. But, he added, those groups did not offer other services. Once rent control was abolished, membership numbers shrank again.

"That's where MassLandlords has always been different," he continued. "We've been providing economically valuable services for people all along. That's why we're starting the rent control fight with 2,600 dues-paying members, which is a total number of members the Small Property Owners Association never achieved."

Those benefits include Home Depot savings, new payment options and an increased focus on offering services in Spanish, among many others.

Our record membership is thanks to greater access, good benefits and strong community. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

HOME DEPOT BENEFITS EXPANDED

Every year, our members spend millions of dollars at Home Depot through our affiliation with the Pro Xtra discount program. Because discounts are based on a business' total spending, our members see some of the highest discounts possible. Last year, members saved an average of more than 12% on their orders, and some discounts were much higher.

This year, we're on track to spend just as much, if not more. It's an enticing proposition: Dues can pay for themselves in just a couple of shopping trips, with savings on things landlords need to buy for their rentals anyway.

NEW MONTHLY DUES OPTION OFFERS NEW FLEXIBILITY

We've also rolled out a new way to pay for annual dues. Members can now enroll in three ways. There's the standard annual payment where you pay once for a year of membership, with the option for auto-renewal. But now, members can also choose a monthly payment plan option. This allows landlords to budget for a series of payments rather than one annual lump sum.

Additionally, members can pay for a one-month access pass at a higher rate.

These options allow more people to access membership in a way that makes the most sense for them and their wallets.

SPANISH LANGUAGE OPTIONS INCREASE ACCESS

Finally, we're hard at work translating our most important assets into Spanish, including a Spanish version of the website. This is something we've wanted to do for a long time, and something members have been suggesting.

We've hired David, a native Spanish speaker, to help with the translation process. He's also offering English lessons for landlords who want to work on their proficiency, and has provided translation services for benefits such as the Helpline.

It's already working: In February, we successfully helped a new member sign up and go through our Helpline process entirely in Spanish. Being able to offer a multi-lingual experience helps us continue to reach a population of otherwise underserved rental housing providers.

CONCLUSION

We've always been proud of our membership benefits, and the way being part of MassLandlords brings real value to rental businesses. There's no better proof than the record numbers we're seeing now. Thank you to everyone who continues to make MassLandlords as exceptional as it is. ML

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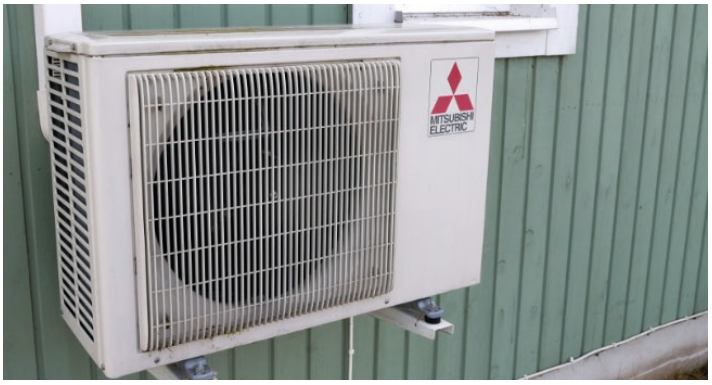
Landlord Basics: Heating and Cooling Rentals with Heat Pumps

By Kimberly Rau, MassLandlords, Inc.



Heat pumps are cleaner and more efficient than fossil fuel systems like gas or oil, and are often cheaper to operate. (Image license: cc BY-SA 4.0 Santeri Viinamäki)

Heat pumps are becoming more popular for heating and cooling rental units. Here's what you need to know.

Landlords looking to upgrade their heating/cooling systems in their rentals should consider heat pumps among their options. This somewhat new technology is better for the environment, and can be more efficient and cheaper than fossil fuel options. You may also be able to save money on a heating system retrofit through Mass Save.

WHAT ARE HEAT PUMPS?

Heat pumps use a series of coils to heat or cool air for in-home climate control. Think about how your refrigerator works. Room air passes over a series of hot coils (ever notice how warm the air behind the fridge is?), which have refrigerant in them. The refrigerant absorbs heat from the interior space, making the air inside the refrigerator much colder than room temperature.

Heat pumps, in warming mode, perform the same exact activity, but in reverse, emitting heat from circulating refrigerant into a space to warm it.

ARE HEAT PUMPS BETTER THAN USING NATURAL GAS OR OIL?

When sized correctly, heat pumps are cheaper to operate than oil burners. Some types of heat pumps can be cheaper or on par with natural gas. You can use our heat pump vs. furnace calculator to input your own numbers and see the difference between your current system and a heat pump.

Heat pumps are also often more efficient than gas or oil boilers, especially if you have an older model.

In terms of carbon emissions, it's no contest: Heat pumps, when they don't leak, are better for the environment than gas or oil. Unfortunately, as much as we may love gas for its efficiency and low cost, we cannot keep burning it. Fossil fuels, including natural gas, contribute to climate change, which is causing more natural disasters. This is taking a heavy toll on insurance companies and, by extension, us.

THREE TYPES OF HEAT PUMPS

There are three different types of heat pumps: air source, water source and ground source. There are similarities and differences in how they work.

All heat pumps work by moving refrigerant through coils of pipes in the unit. This action warms or cools the air for year-round climate control in your rental. All types of heat pumps also heat water for home use (cooking, showering).

Air source heat pumps use fans to pull air into the apparatus. The air interacts with the pipe coils and either heats or cools the refrigerant inside. The refrigerant cycles from liquid to gas and back to either cool or warm the inside air. (Read a more detailed explanation of air source heat pumps.)

A water source heat pump will draw water from a nearby natural source to either warm the refrigerant or absorb the coils' heat to cool the air. This is called an "open loop" system.

Ground source heat pumps typically have an exterior unit that is buried deep in the ground. This allows it to use the earth's thermal energy and more stable temperatures to heat or cool the unit. (Read more about water- and ground-source heat pumps.)

MASS SAVE AND HEAT PUMPS

As of this writing in early 2026, the Mass Save program is offering energy incentives, including large rebates, for property owners in designated equity communities (DECs). Though other federally funded incentive programs expired in 2025, landlords with DEC properties that are more than 50% rented out can receive full funding for energy upgrades. This includes getting rid of old wiring and other barriers to fuel efficiency.

CONCLUSION

This is a basic article, designed to give you a general overview of heat pump technology. If you're ready to learn more, we have you covered. You can read a more in-depth article about heat pumps, or learn more about installation and monetization. You can also learn more about heat pump water heaters.

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How to Handle Unauthorized Occupants In Your Rental Unit

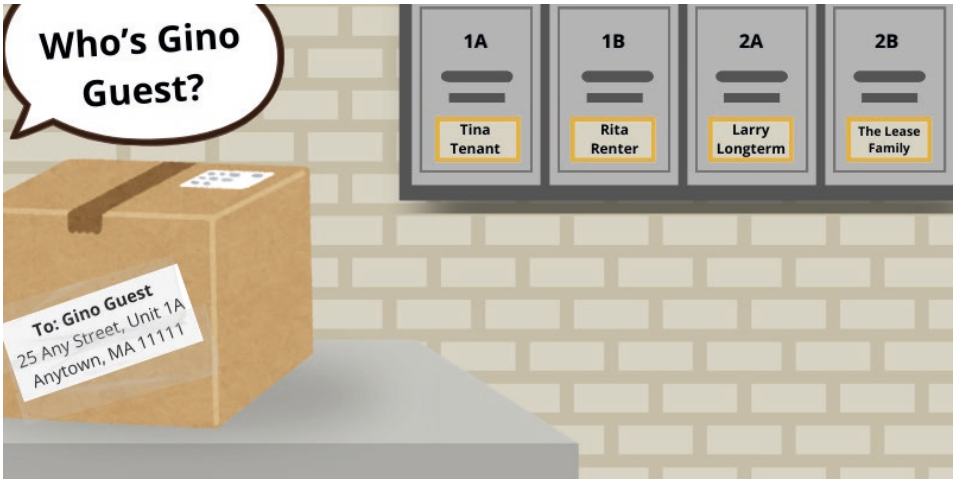
By Kimberly Rau, MassLandlords, Inc.

All adults living in your rental should be on the lease. Here's how to handle unauthorized occupants.

The problem of unauthorized residents in a rental unit is one that every landlord will likely encounter at some point in their career. As housing pressures and economic pressures increase, more renters will be looking to find ways to make housing more affordable for themselves. What you do to prevent this issue, and how you respond when it happens, can make all the difference in the success of your tenancies.

Imagine you rent your apartment to a single adult and then notice there's someone else coming and going every day. They're staying the night, using the water and, occasionally, Amazon drops off a package addressed to them.

When you go to discuss it, your renter argues that this other person isn't a tenant, they're a guest. Or they push back, arguing it's not your problem who's in the unit because the rent is being paid on time. What do you do?



An unknown person receiving mail at one of your rental units could be a sign of an unauthorized occupant, and merits a discussion with your tenant. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

In this article, we'll discuss why unauthorized occupants can be problem for landlords, and go over some tips for prevention. We'll highlight a variety of scenarios in which you may find yourself dealing with surprise residents, and discuss what to do when that occurs.

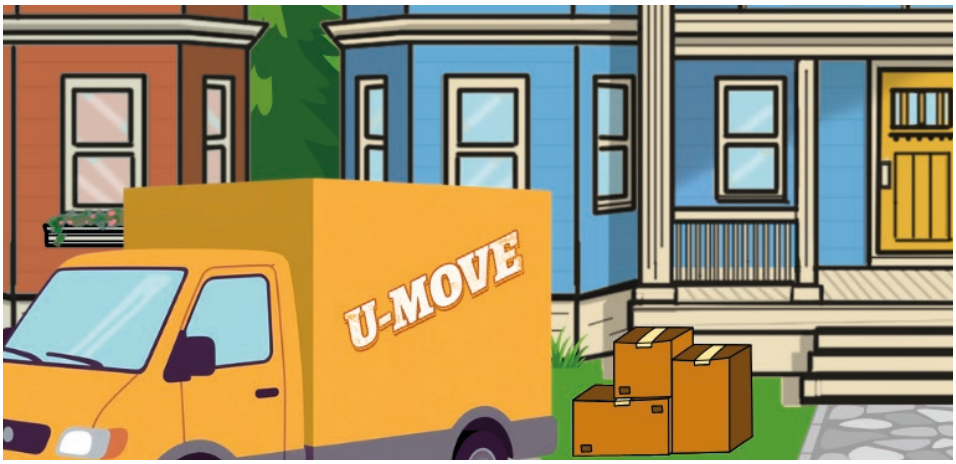
WHY UNAUTHORIZED RENTERS ARE A PROBLEM FOR LANDLORDS

As a landlord, you need to know who is living on your property at all times. Whenever you rent your property, you are taking a chance on a new tenant. You pick someone who you expect will be able to pay the rent for the duration of the tenancy, and who will not cause problems on the property.

The main issue is, if you ever have to take a renter to court, you must name and serve each occupant aged 18 and over. If you don't know who is living in your rental unit, it's like renting to someone without a written agreement. Without proper service, your argument will be unenforceable in court.

Furthermore, if you haven't screened each tenant, you have no idea if this occupant is a model citizen or violent criminal. You don't know if they have a steady source of income or if they see not being on the lease as a green light to wreck the place.

There are liabilities beyond that. What happens if an unauthorized occupant gets hurt while on your property? If they have a child, it may be unsafe for them to live there if you have not deleaded. And, if they haven't signed a lease or other rental agreement with you, it's going to be much harder to pursue unpaid rent or damages they may cause. This is especially true if



It's common for renters to want to move in new partners or roommates. Make sure you know who's going to be living in your rental. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

your original tenant has abandoned the unit entirely or is uncooperative (more on that later).

ESTABLISHING TENANCY: WHEN A GUEST STOPS BEING A GUEST

Once someone has spent enough time at the property, with or without your knowledge, they may be considered a tenant regardless of whether you approved them. This can make it harder to get them to leave, so it's important that you act quickly once you believe someone is living in one of your rentals without authorization.

Unfortunately, proving someone is living at the unit versus visiting frequently can be challenging. Keep an eye out for "guests" who seem to be there at all hours, and seem to follow a daily routine involving the rental. If you drive by and see their car there every night, they're probably living there. If they are receiving mail at the rental, that's another sign. You may see them moving things into the unit, or spending a lot of time in common areas.

While just one or two of these signs alone may not be enough to prove someone is living in the unit, observing any of them is your signal to start a discussion with your official tenant immediately. The longer a new person stays, the stronger their claim on a tenancy is. If a judge agrees with them, you will have a harder time removing them quickly.

PREVENT UNAUTHORIZED OCCUPANTS WITH LEASE VERBIAGE

It's important to note that most of these scenarios can be prevented by communicating clear boundaries to your renters and having verbiage in your rental agreements prohibiting subletting, long-term overnight guests or adding occupants without approval.

"The landlord really should keep an eye on who's living there and always have it in writing if they allow a new tenant or a sub-lessee of some sort," said attorney Adam Sherwin, who has experience in landlord-tenant issues, including unauthorized occupants.

Sherwin added that even a landlord who doesn't mind long-term guests or informal agreements between renters should still make sure everything is in writing. This way, you have a record of what's going on and can also refer back to the original agreements you made with your renters if things go awry. Our rental agreements contain this language and are free for members, along with many other rental forms.

PREVENT NEGATIVE SITUATIONS BY BEING OPEN TO CHANGE

One of the quickest ways to get your renters to go behind your back and break the rules is to imply that there is no situation where you would ever consider a change to the original household composition.

Personal relationships change. Income may fluctuate. If your renters need or want to bring someone else in, you should be open to that possibility. You can (and should!) insist the new occupants pass the same screening criteria the original tenants did.

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Your lease can contain language stating that unauthorized roommates and/or subletting is not allowed, but still communicate to your renters that if something changes, they should speak with you. A communicative renter is better than a secretive one. Happy tenants are better than angry ones. And collecting the rent in full is better than an eviction for nonpayment.

SITUATIONS THAT CAN LEAD TO UNAUTHORIZED RESIDENTS IN A RENTAL

Unauthorized occupants can happen for a variety of reasons. We've come up with five scenarios that should cover most of them. But if you can avoid the problem in the first place, you'll be better off.

If it's already too late, some scenarios are easier to handle than others, but most will start with communicating with your renters. It's going to be a lot easier if you can get them on board with the next steps.

Scenario 1: A renter invites a guest to stay indefinitely.

You rent an apartment to a single person (or a group of screened, approved renters), and then at some point during the lease, you learn they've moved a new partner in. Or perhaps they've taken on an additional roommate to help alleviate budget strain. Either way, there are now more people than you expected, or that are on the lease, occupying the rental. This new person is a surprise to you, and they don't want to move out.

Break ups (of friendships or relationships) can also lead to this. One half of the couple you rented to moves out, and the remaining renter moves a roommate or new partner in. You have the same number of occupants you started with, but you have no idea who the new person is.

This scenario is first on our list because it's very common. You can't stop people from living their lives, and that includes getting serious with new partners or finding ways to stretch their budget. However, it is very important you know who's living in your rental.

How to address "surprise" new tenants

Your renter may tell you upfront that their new partner is moving in, or let you know they want to bring in a roommate. If you are amenable to this, let them know the new person will have to be screened just as your existing renter was. If they pass your screening, you and your renter can agree to end the current rental agreement and sign a new one naming the additional person.

If you do this, make sure you return any move-in money you collected the first time (security deposit, last month's rent) and issue new receipts when you collect them again. Note that the new rental agreement does not have to be a one-year lease unless you want it to be. It can be fixed-term for the remainder of the original agreement.

If you discover the new occupant after the fact, the same steps still apply. If your lease has verbiage against unauthorized occupants (it should), remind your renter that you have to screen new residents and that it is a lease violation to move someone in without your knowledge.

If you do not want anyone else living in the unit, you can tell your renter they must have this person move out. If they will not, your next steps will depend on whether you want the renter to remain, or you want everyone out. We'll discuss this in a later section.

Scenario 2: A tenant allows a temporary guest who refuses to leave.

In this situation, your renter has allowed someone to stay with them for a short amount of time, and that person is now abusing your tenant's hospitality. Maybe your renter was allowing someone to crash on the sofa "for a couple of weeks" until they find a place, and two months later that person isn't showing much motivation to leave.

How to handle guests who won't leavew

If your tenant doesn't mind the guest staying, and you're okay with adding someone to the lease, explain the importance of adding that person to the lease. Screen them and proceed accordingly if they pass (see scenario 1).

If your tenant does not want the person to remain in the rental, attorney Sherwin suggests seeking an injunction through the courts, a process he has had success with on behalf of landlord clients. If the person was intended to be a guest and won't leave, and the court agrees they have not established tenancy, you may be able to get a judge to order them to vacate without going through the eviction process.

If successful, this allows your renter to remain in place while removing the unauthorized guest. This is a situation where you should speak to your attorney before deciding on a course of action.

In our rental agreements, optional clause T explicitly grants you a limited power of attorney to seek a restraining order (injunction) on behalf of your renter if the guest is detrimental to the renter.

The odds of someone breaking in and squatting in a vacant unit are low, as long as you're keeping an eye on your property. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

Scenario 3: Your renter leaves permanently and gives the keys to someone else.

You sign a lease with a model renter. Good income, good credit score, no red flags in the background check. Everything goes off without a hitch, and it's business as usual, until one day it isn't.

Maybe you stop by the apartment one day and the person who comes to the door isn't your renter. They explain they had been a caretaker and the original tenant opted to move in with family, so they intend to pay the rent going forward.

Or, perhaps you always collect the rent via Venmo, and one month the rent arrives from a different account, someone you've never heard of before. When you reach out, they tell you they are the former partner of your original tenant. That person moved out for whatever reason, and the new person has started paying the rent.

What to do about unauthorized sole tenants

This is another situation where you can vet the new person and get them set up with a rental agreement. You will also have to go through the steps to terminate the old rental agreement. If the person is not going to be a good fit for your rental, and refuses to lease, you may be able to use an injunction against them, as you did not authorize the tenancy in the first place.

Scenario 4: Your tenant allows an unauthorized subletter.

This scenario looks a lot like the previous one, but in this case your tenant keeps paying the rent. They just aren't living there. The subletter is paying the renter, who is paying you.

This is still a problem because you have no signed agreement with the subletter. You haven't vetted them, and you have no idea what they may do to the rental.

You may also see this scenario if you've rented to a group of roommates. Someone wants to move out and the remaining tenants find a replacement to make up that portion of the rent. You're still getting the full rent every month, but things are going to get sticky in the event of an eviction.

How to handle unauthorized subletters

In a best-case scenario, you can terminate the original lease and sign a new rental agreement with the subletter. If it's a roommate situation, you can probably screen the new person and create a rental agreement that includes them, as in the first scenario we presented. This protects everyone.

If you do not want the new person to remain in the rental, be very careful about accepting any rent from them directly. Make sure any payments you take are for "use and occupancy" only.

If you must move forward with an eviction, having strong language in the lease against subletting or additional

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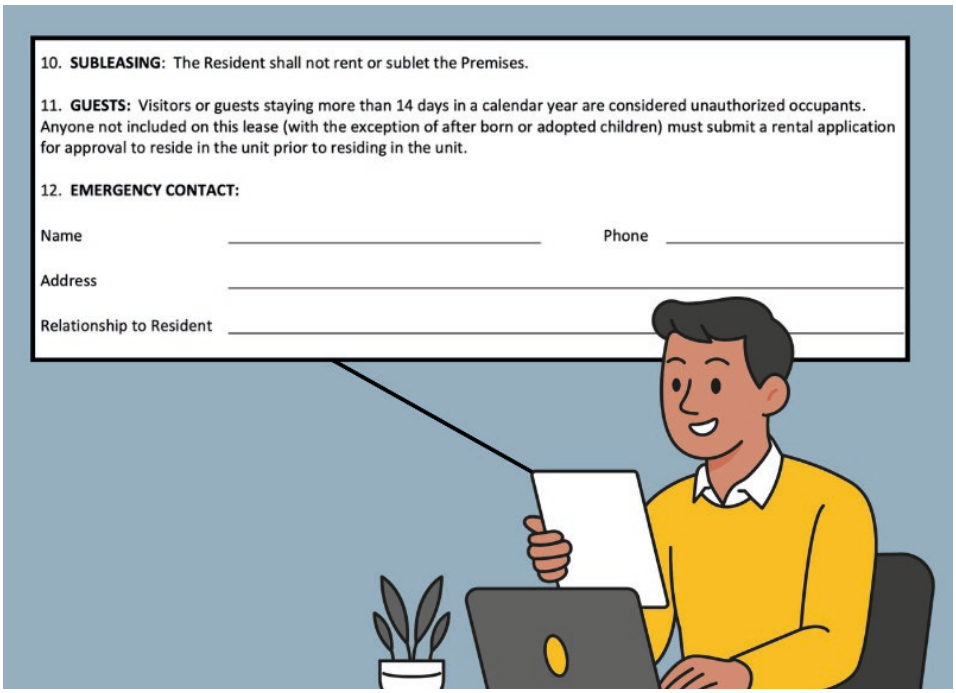

Having language in your lease prohibiting unapproved subletting or long-term guests can help prevent unauthorized occupants. Our rental forms include this language. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

occupants without permission can help you in court. Your original renter was not acting within the scope of the contract you signed.

Scenario 5: Someone breaks in and occupies a vacant unit.

This is the least common scenario, but it's not impossible. You have a vacant unit, and unbeknownst to you, someone breaks in and starts living there. This is a problem, for obvious reasons. How big a problem it is will vary.

How to handle squatters

In this case, calling the police may be enough to get someone to leave. You did not rent the unit to them (or anyone else), so they don't have anyone's permission to be there. They broke in, which is a criminal offense, and unless you really haven't been paying attention, they probably haven't been there long enough to establish tenancy.

This is the most unlikely scenario but is also the easiest to prevent. Keep an eye on your properties. If the unit is going to be empty for a while, check in on it often. Make sure doors and windows are secured and check that there are no other easy access points, like bulkheads.

For additional protection, you might consider installing cameras by common entry points to both keep you informed and act as a deterrent for intruders. You can also ask neighbors to let you know if they see anything out of the ordinary (people entering or leaving the house, unknown people accessing the yard or spending time on the property, etc.).

I WANT THE UNAUTHORIZED RENTER TO LEAVE AND THEY WON'T

If you don't want to add a new person to the rental agreement (or they don't pass screening), they cannot stay in the apartment. However, getting them to leave may be a difficult matter.

As discussed previously, it may be possible to go to court and get an injunction against the unauthorized occupant, since you did not give your permission for them to be in the unit. However, attorney Sherwin cautions, you must be careful about how you interact with this person.

"It's very easy to turn an unauthorized occupant into a tenant," he said. If you start taking rent money from them, or responding to their maintenance requests, the court is likely to consider that person a tenant, with tenants' rights. The longer you let a tenancy go as is, the harder it is to back out.

I WANT MY TENANT AND THE UNAUTHORIZED RENTER OUT

If you're reading this because you suspect or know that one of your rental units has an unauthorized occupant, the time to act is now.

If you do not have a clause about visitors or long-term guests in your lease, all is not lost. If you have an otherwise good relationship with your renter, talk with them. Explain what you know and remind them that their rental agreement is only for them.

If your renter pushes back and refuses to have the other person move out, or the other person does not pass screening, you may have to evict your tenant. This is a long, potentially expensive process that should be avoided whenever possible.

CONCLUSION

Unauthorized occupants can cause many issues for landlords. In some cases, rectifying the situation may be as simple as screening the new person and adding them to a rental agreement. In others, you may end up in court fighting for possession of your unit.

In all scenarios, it pays to pay attention. You cannot prevent new occupants, but you can prevent unauthorized occupants. Keep an eye on what's happening in your rentals (or make sure your property manager is being alert), address issues as soon as they become known to you, and keep the lines of communication open with your renters. Just as importantly, be open to change as long as everyone is properly screened and added to the rental agreement. If you do wind up in a no-win situation where someone must be removed from the property, consult your attorney before taking action.

Point your camera app here to read more online.

Slow Market? Becoming a Certified Massachusetts Landlord™ Can Attract Better Applicants

In a slow rental market, being a Certified Massachusetts Landlord™ can set you apart from the rest. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

Certification is one way to differentiate yourself from other rental housing providers when attracting new tenants.

MassLandlords' certification program can set you apart from other housing providers, allowing your rentals to stand out in a slow or stagnant housing market. Becoming a Certified Massachusetts Landlord™ is free for members, and lets your applicants know they're renting from the best.

WHAT IS A CERTIFIED MASSACHUSETTS LANDLORD™?

There is no Massachusetts-specific designation for housing providers committed to running compliant, quality rental businesses. So we created one. Certification through our voluntary program is a promise to yourself and your renters that you will adhere to high standards, best practices and the law.

It's not just talk: Renters can confirm their landlords' certification status in our database. They can also report non-compliant activities. You can lose your certification status if you do not adhere to the standards you agreed to.

Because of this, becoming a Certified Massachusetts Landlord™ is one of the best ways to set your rental business apart from the rest. A quality landlord should attract quality renters.

There are three levels of certification. You can get started today.

CML LEVEL ONE™: COMMITMENT TO BEST PRACTICES

The first level of certification is a provisional designation. It's where you commit to following best practices and rental housing law in Massachusetts.

Whether you are brand new to rental housing, somewhat inexperienced or very experienced, everyone starts at cML Level One™. For new landlords, it's a great starting point and a chance to start learning (we also recommend you attend our crash course in landlording). For longtime housing providers, this is your opportunity to brush up on your knowledge before moving on to the next level.

The cML Level One™ status is provisional for one year. By the end that year, you must pass a test to gain cML Level Two™ status and maintain certification.

CML LEVEL TWO™: PASS THE TEST

A cML Level Two™ landlord achieves that status after passing an in-depth, challenging test designed to check your knowledge of rental housing law and best practices across the board.

If you pass the test, you have demonstrated that you understand how to be a superior landlord. You understand the law, and are still committed to the best practices you promised to adhere to in Level One.

CML LEVEL THREE™: CONTINUE LEARNING

Rental laws and policy in Massachusetts change often. For example, consider how many times the RAFT cap has changed for rental assistance. There's nothing worse than believing you are an expert while operating with out-of-date information. It would be like learning about computers using an encyclopedia from 1985. The basics may be there, but that's not enough if you want to learn how to get online.

To prevent this, this third level is designed so that no matter when you took the cML Level Two™ test, your knowledge base will stay current.

A cML Level Three™ designation is for landlords who are committed to keeping on top of rental laws and housing policy, as well as best practices. To do so, you must obtain 10 hours of continuing education credits over a 12-month period. Many of our events qualify toward that goal.

CONCLUSION

Our hope is that many landlords throughout the state will join us and complete the certification program. If that happened, rental housing would certainly improve for many more people.

Becoming a Certified Massachusetts Landlord™ means you can set yourself apart from everyone else holding an open house in your city by letting your renters know they're getting one of the best landlords in the business.

Already certified? Order your Certified Massachusetts Landlord™ flyer today to let your tenants know you are a high-quality landlord. They can even check your certification status in real time.

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Let Them Know They're Renting From The Best With Our Certified Massachusetts Landlord™ Flyer

Our newest flyer tells applicants you're a landlord who is committed to best practices and running a compliant rental business.

Certified Massachusetts Landlords™ can now order an official flyer that lets renters know you're a housing provider who is committed to best practices and running a compliant rental business.

The flyer includes basic information about certification, a space for your name and a QR code so certification can be verified in real time through our landlord database. By member request, it is designed to fit a standard document frame for display purposes at open houses or in your office.

WHAT IS CERTIFICATION?

Certification is a voluntary program for members that shows you are committed to running the best rentals possible.

There are three levels of certification. A Level One Certified Massachusetts Landlord™ has committed to best housing practices. This is a provisional designation. A Level Two certification shows the landlord has passed a challenging test that proves they are knowledgeable about Massachusetts laws governing rental properties and how to operate using best practices. And those with Level Three status have committed to continuing their landlord education, participating in regular opportunities to refresh their knowledge base.

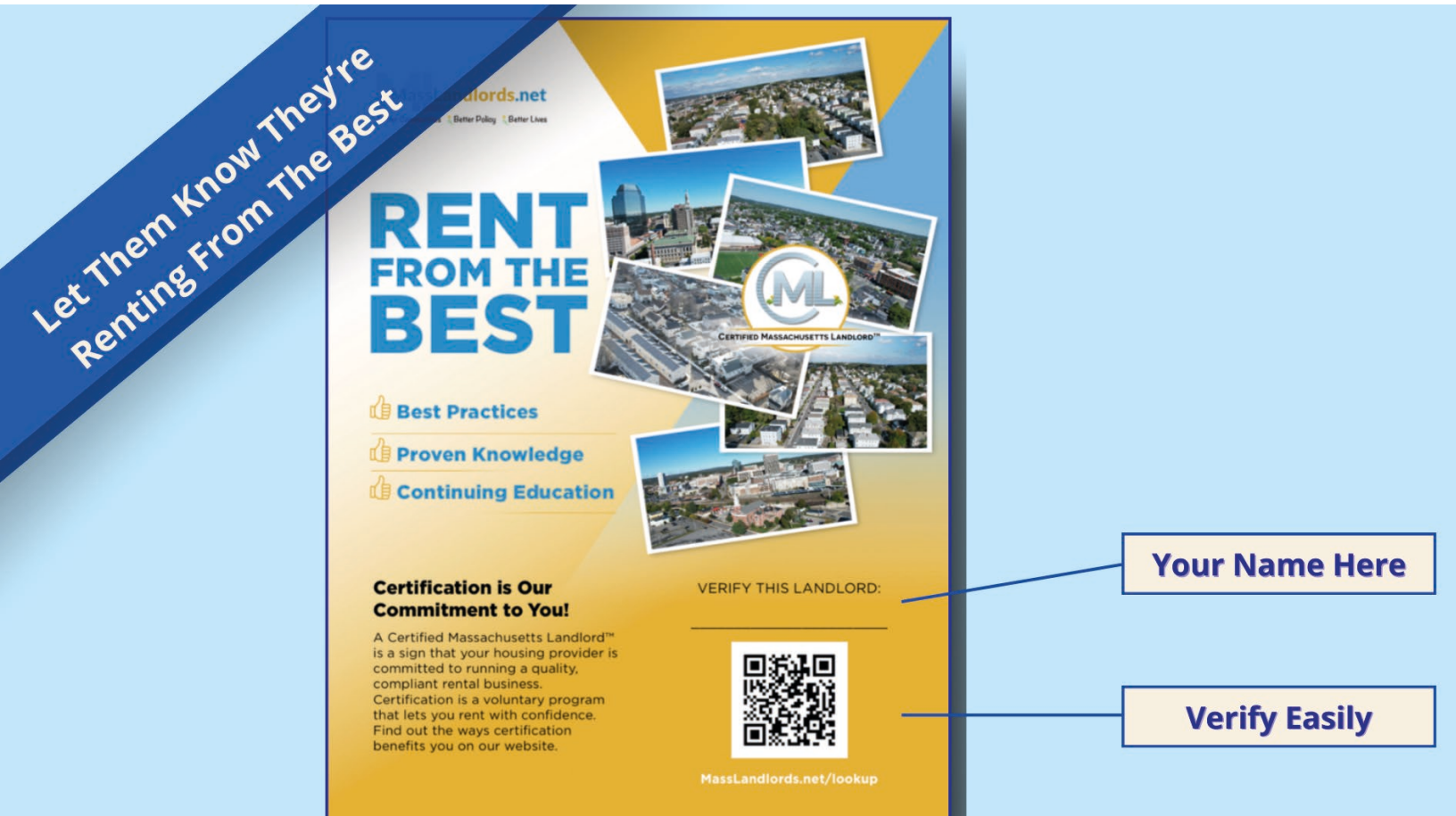
Every level of certification builds on the next. A Level Two landlord must still be committed to the best practices a Level One landlord has promised to adhere to, and so on.

If your renters would like more information about certification, you can direct them to our tenant-facing informational page, which includes an explainer video from Executive Director Doug Quattrochi.

Request your free copy of the flyer at masslandlords.net/literature.

Point your camera app here to read more online.

Your status as a Certified Massachusetts Landlord™ is an accomplishment. Display your commitment to being the best landlord possible with pride. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)



Compiled by Eric Weld, MassLandlords, Inc.

MassLandlords media mentions and appearances by association representatives

This edition of MassLandlords In the News features comments in various media on automatic sprinklers in rentals, rental application fraud, and pending bills on pet-inclusive rental housing.

JANUARY 12, 2026

MassLandlords Executive Director Doug Quattrochi added comments for an article about sprinkler installations in rentals. Joe Douglass reported for The Shoestring about requirements and expenses around sprinkler installations.

Some officials in the article noted statistics about the life- and property-saving qualities that automatic sprinklers add to rental dwellings. The author cites the National Fire Protection Association's research that found the civilian death rate was reduced by about 90% in properties with automatic sprinkler systems, compared with those without. Fire spread is also reduced, association research found.

Others in the article acknowledge sprinkler systems' efficacy in increasing fire safety, but point out the prohibitive expense of installing sprinklers in many rentals, and the price impact it would have on renters.

Quattrochi noted that the cost of adding sprinklers can forestall some renovation projects, especially for small landlords. He estimated a retrofit for sprinklers can run between $10,000 and $30,000 per project, including new water service lines and connections.

"It's not that we're flush with cash and we're refusing to pay out," Quattrochi commented. "It's not that people don't want to have a nice modern apartment with all the latest safety features; it's that we can't."

Read the article.

DECEMBER 28, 2025

Quattrochi added perspectives to an article in Banker & Tradesman by Jay Fitzgerald about the rise in rental application fraud. Fitzgerald wrote about the convergence of technological tools like AI, and the passage of recent laws in Massachusetts making it easier for fraudsters to hoodwink landlords.

An eviction sealing law passed last year, in particular, has paved the way for some would-be fraudsters who have past evictions to slide through tenant screening stages. "It's basically handed fraudsters a new opportunity to cheat," Quattrochi noted about eviction sealing. Scammers know the laws, he said, to the point of timing a move-out of an apartment until just before eviction verdicts are to be handed down by judges, prompting dismissals of the case and elimination of legal paper trails, leaving the perpetrator free to move on and repeat the scam.

Fitzgerald enumerates the forces assisting rental application fraud, including increasing identity theft, improving fraud software and AI tools, and eviction sealing along with higher rents.

"The stakes are a lot higher today for landlords," Quattrochi acknowledged. "It's a really scary time. Rental application fraud is a huge problem."

Fitzgerald cites the notorious case of the Callahans, a couple indicted for criminal fraud, theft and forgery charges last year for providing false documents and issuing bad checks. The Callahans, as reported by NBC Boston and other media, had been scamming small landlords for decades and getting away with it.

Quattrochi pointed out that small landlords can be especially vulnerable to

fraudsters because they don't have the resources to conduct extensive background checks. The eviction sealing law adds another obstacle.

"You have to pull all the records yourself – and not rely on what others give you," Quattrochi said about rental application documents. "It's a very tricky thing to get right."

Read the article.

Quattrochi contributed to a Boston Globe article by Lindsay Crudele about pending legislation for pet-inclusive housing backed by the Massachusetts Society for the Prevention of Cruelty to Animals (MSPCA). Two bills together would eliminate the ban of specific breeds in public housing and condominium bylaws and from insurance policies, put a cap on pet fees, and establish supports for elderly pet owners.

According to the article, MSPCA reports that more than a third of their animal shelter occupancy is due to housing issues, such as some renters being disallowed pets, and having to surrender them to a shelter.

Many housing providers prohibit pets in their rentals out of fear of damage and high insurance costs, Crudele reports.

"The amount of damage that can be done by the psychologically distressed animal of a neglectful owner is almost beyond measure," Quattrochi said in the article. "There is nothing in either bill to prevent neglectful owners [from] having animals or to help neglectful owners move their animals to a place where they can be property cared for." Quattrochi had his own experience with a tenant's cat that destroyed his apartment's millwork, notes the article.

Quattrochi called the pet-inclusive bills "junk," Crudele wrote, because they rob landlords of enforcement power.

Read the article.

Point your camera app here to read more online.

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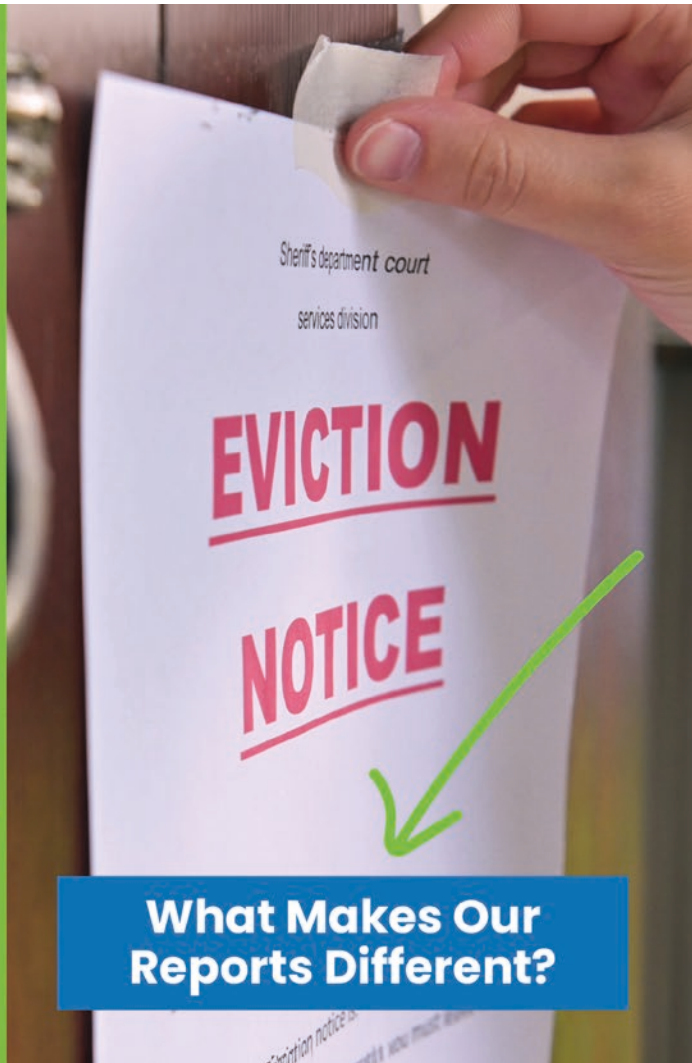


Zillow Removes Vital Climate Risk Info on Real Estate Listings

By Eric Weld, MassLandlords, Inc.

Without the climate-related risk data that Zillow recently removed from its property listings, many homebuyers may find themselves dealing with flooded and under-insured homes. Homebuyers, especially younger people, are increasingly factoring weather-related risks into their investment decisions. (Image: flickr CC0 Public Domain)

Zillow recently responded to real estate industry and home sellers' complaints by removing climate-related risk factors from its property listings, to the disadvantage of home shoppers.

When Zillow, the nation's leading online real estate marketing platform, recently removed climate change-related risk data from its property listings, it robbed prospective buyers of a valuable resource in determining their new property's worth and future liability.

For about a year and two months, from September 2024 to November 2025, Zillow had posted helpful climate change-related risk factors on its property listings. Using data generated by the First Street Foundation, which has become the industry leader in researching and predicting climate change risks, Zillow posted risk factor ratings for flood, fire, wind, air quality and heat on its property ads.

If you were shopping Zillow for property during that window, you would have seen statistics about the likelihood of a given property suffering certain weather outcomes at certain points in the future. A box on the ad would include a rating such as "Severe 8/10" for flood factor, for example. It might have advised that "Flood insurance is critical" for a property, and given both historical flood data and future statistical projections of the property's likelihood of flooding in the next year, next 15 years and next 30 years.

This is information any real estate buyer would want to know. As the earth's overall temperature continues to rise, flood risk in particular is increasing in Massachusetts due to heavier rainfall and storm surges, as well as rising sea levels' risks to coastal properties.

WHY DID ZILLOW START LISTING RISK DATA?

Zillow began listing weather-related risk data in an attempt to be transparent and forthright about a property's future liability due to climate change weather risks. Homebuyers, especially younger people, are increasingly factoring potential weather risks into their location and purchasing decisions.

Zillow found, in a 2023 study, that more than 80% of prospective home-buyers consider climate risks. Most of those respondents specifically listed flood risk as their chief concern, followed by wildfires. Both those risks have increased with climate change.

"Climate risks are now a critical factor in home-buying decisions," noted Skylar

Olsen, Zillow's chief economist, in a 2024 announcement by Zillow Group of the new policy to list risk factors on property ads. "Healthy markets are ones where buyers and sellers have access to all relevant data for their decisions. As concerns about flooding, extreme temperatures and wildfires grow – and what that might mean for future insurance costs – this tool also helps agents inform their clients in discussing climate risk, insurance and long-term affordability."

WHY DID ZILLOW STOP LISTING RISK DATA?

Despite the logical reason for starting its policy to list flood and other climate risk data on property listings, Zillow abruptly changed its policy in November 2025, pulling the data from its listings. In place of data, Zillow now provides a link to First Street Foundation under the heading "Climate risks," after scrolling deep into a listing. "Explore flood, wildfire, and other predictive climate risks for this property on First Street," prompts the link.

First Street's homepage invites you to search any address in the U.S. and provides a readout of flood, fire, wind, air quality and heat ratings for that property.

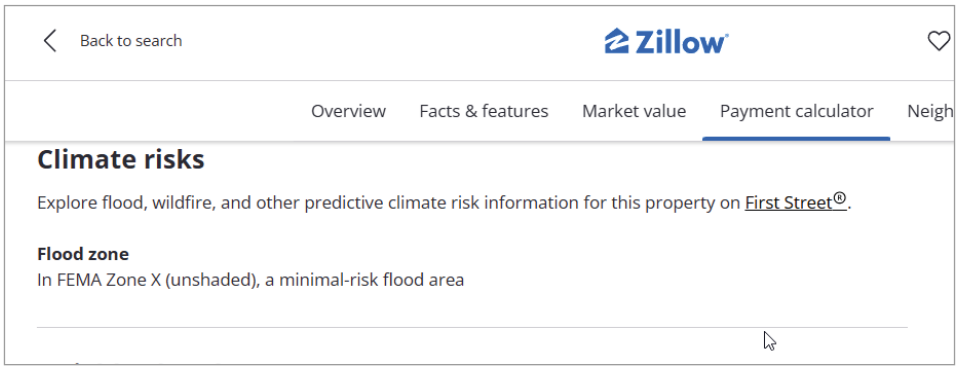
Below the link on Zillow's listings is also a flood zone rating from FEMA, based on the agency's national flood maps, and whether a given property is low, moderate, high, undetermined or coastal high risk.

Zillow's decision to discontinue prominently listing First Street flood and other climate change risk data on its listings was apparently based on economy, and data uncertainty. When the California Regional Multiple Listing Service (CRMLS) and other real estate industry groups and some home sellers complained that the risk data was negatively impacting housing prices, and in some cases wasn't accurate, Zillow changed its listing policy.

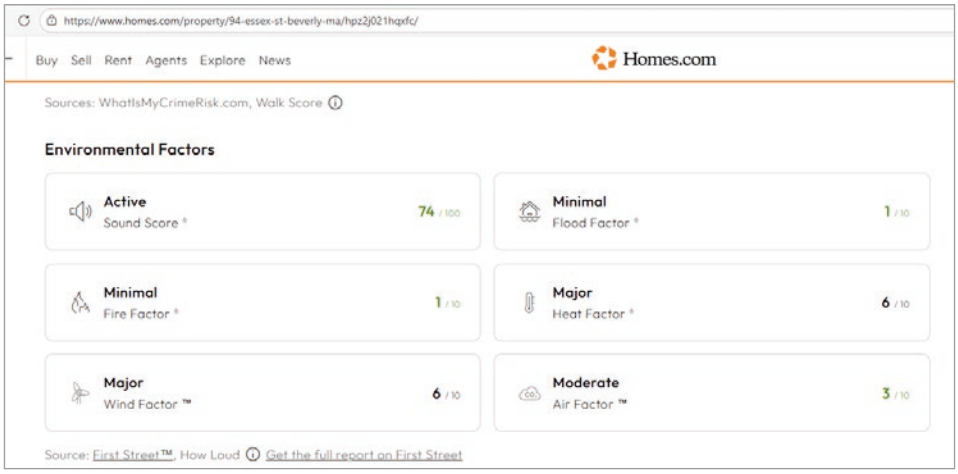
The policy reversal may seem unfair to home shoppers and prospective buyers. Imagine purchasing a rental property unaware that it's located in a high-risk flood zone, only to find out later that you can't procure flood insurance because of the high risk. Or worse, when spring melting arrives your new property is flooded repeatedly due to high water tables.

Of course, home buyers should dig deep into the data of a property they want to invest in, where they can still access climate change risk data. But many real estate shoppers won't see or click through to the First Street statistics, and

Wildfires, on the rise along with flooding, are the second foremost concern among homebuyers factoring climate-related risk into their property investment decisions. Zillow removed weather-related risk ratings from its property listings that could assist homebuyers in making smart investment choices for a warming planet. (Image: cc by-sa Wikimedia commons Jeff Turner.)



We opened Zillow, entered a Massachusetts town at random and looked at the first listing it showed us. This listing was for a single-family home with two bathrooms. At time of writing, there was no climate score data visible. (Image License: Fair use)



As of time of writing, Homes.com still showed First Street risk metrics for fire, wind, flood and heat for the random property we sampled. (Image License: Fair use)

crucial weather-related data will remain a mystery even as they go through the purchase process. Real estate agents are unlikely to volunteer such information and jeopardize shaving the asking price due to weather risk.

Practical economy superseded fairness in Zillow's decision.

QUESTIONABLE DATA?

Though Zillow has pulled risk data from its listings, other real estate platforms, such as Homes.com, Redfin and Realtor.com, continue to list specific "Environmental risk" (Realtor.com), "Climate risks" (Redfin) or "Environmental factors" (Homes.com) on their property listings, also culling from First Street data.

In its lobbying to Zillow to pull climate change risk data from its listings, the CRMLS and others also complained that the data was and is often generalized, inaccurate and not geared specifically enough to individual properties. Some home sellers balked about the flood ratings of their properties, noting large, inexplicable discrepancies compared to other properties on the same street, for example.

Moreover, home sellers said they were frustrated that because First Street data is based on future projections, it's too easily accepted and not considered refutable. And while Redfin and Realtor.com allowed a process in which individual customers could have weather risk data removed from their listings, Zillow did not allow such removal.

First Street argues that its data models are based on scientifically validated, proven, peer-reviewed methodologies. The organization posts its methodologies on its website for all to see.

Madison Condon, an associate professor at Boston University School of Law and an expert on climate change, financial risk and regulation, points out that the First Street data models may be helpful for certain uses. "With forward-looking models, we can't check their outputs against a record, they are necessarily forecasting events that have not yet happened," she said in a New York Times article about the Zillow risk listings. "But what level of accuracy is good enough changes substantially if the question is about one specific property you are about to spend your life savings on."

First Street Chief Executive Matthew Eby countered those charges by pointing out that his organization's transparent data models have been validated by major banks, federal agencies, insurers and engineering firms.

CLIMATE BLIND HOME SHOPPING

It makes sense that home buyers, especially younger people, are factoring climate-related risks into their purchasing decisions. Still, despite well-documented flood and wildfire risks to properties in particular areas, such as along coasts and in dry, windy areas, people continue buying and living in properties in climate risky areas.

For now, Zillow remains a leading online real estate platform. That means, for millions of people shopping there, climate risk data may not be a suitable component in their home purchases. That will lead to a lot of surprises when new homeowners or multifamily investors learn they can't insure against flooding, or have to deal with flooding itself.

As it is, several insurance companies have stopped or reduced coverage for homeowners in California due to the prohibitive cost and high possibility of natural disasters there, mostly from wildfires. National agencies like State Farm, Allstate, Nationwide and Farmers Insurance Group have stopped accepting or reduced new property insurance customers from California.

Zillow has made a market-based decision not to directly provide climate-related risk factors for home shoppers on their website. But the issue certainly is not going away as carbon increases in our atmosphere, storm severity increases and

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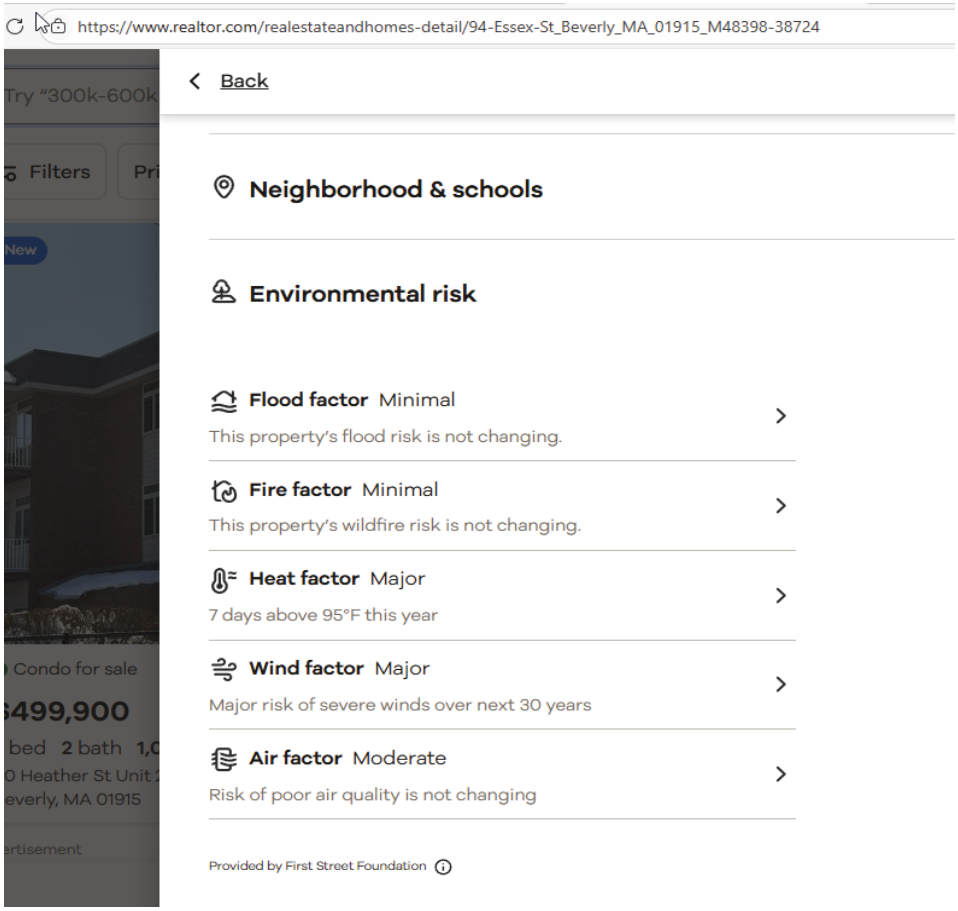
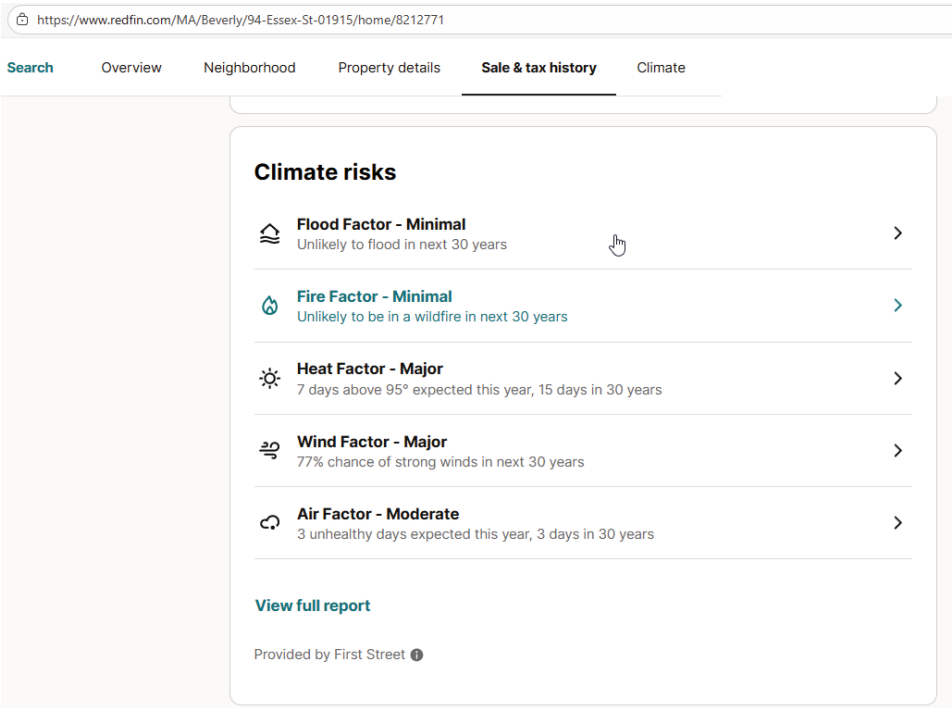


As of time of writing, Realtor.com still showed First Street risk metrics for fire, wind, flood and heat for the random property we sampled. (Image License: Fair use)



As of time of writing, Redfin.com still showed First Street risk metrics for fire, wind, flood and heat for the random property we sampled. (Image License: Fair use)

flooding and wildfires continue to increase in frequency and intensity.

Perhaps Zillow will reverse its reversal at some point and assist its customers again in making wiser decisions that include climate risks to their homes. Meanwhile, we advise home and rental investors to use more forthright platforms like Homes.com, Redfin and Realtor.com, where climate-related risks are enumerated on each property listing. ML

Point your camera app here to read more online.

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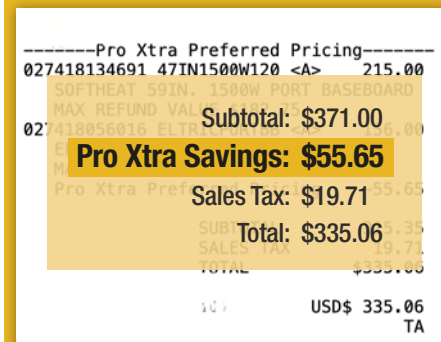

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MassLandlords Upcoming events

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2026 MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 ADU Info Session 5:30PM-6:30PM	4	5	6	7
8	9	10 MWPOA 5:30PM-7:45PM	11	12 NWCLA, Greater Springfield Meetup 7:00PM-9:00PM, 6:00PM-8:00PM	13	14
15	16	17	18 Third Wednesday Office Hours 4:30PM-5:30PM	19	20	21
22	23	24	25 Fourth Wednesday Office Hours 5:30PM-6:30PM	26	27	28
29	30 Worcester Meetup 6:00PM-8:00PM	31				

2026 APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8 Second Wednesday Office Hours 4:30PM-5:30PM	9 NWCLA, Greater Springfield Meetup 7:00PM-9:00PM, 6:00PM-8:00PM	10	11
12	13	14 MWPOA 5:30PM-7:45PM	15 Third Wednesday Office Hours 4:30PM-5:30PM	16	17	18
19	20	21	22 Fourth Wednesday Office Hours 5:30PM-6:30PM	23	24	25
29	30 Worcester Meetup 6:00PM-8:00PM					

STATEWIDE

Info Session: Tell Us What You Want To Know About ADUs. 5:30 pm - 6:30 pm Zoom.

TUE 03/03

MassLandlords, in partnership with Banker & Tradesman, is considering offering a course on Accessory Dwelling Units (ADUs). Right now, the course structure, length and breadth is undetermined. But this series - call it an ADU Academy - could teach you about building an ADU, finding contractors to build one or multiple ADUs, locating lenders, renting your new dwellings, and other details from your input.

We want to know if an ADU Academy, or series of ADU sessions, would be of interest to you. If so, how might such a series help you most in your ADU endeavors? What would you want to learn in an ADU course? What would it ideally look like to you?

Register to attend this free info session, on Tuesday, March 3, at 5:30 p.m. to help us gauge interest in learning about ADUs, and how best to craft an ADU educational course. Online and open to the public.

ADUs can provide a lucrative rental option if they can be constructed cheaply. ADUs can also serve as a low-income rental option for the right renter. By their nature, ADUs are small in square footage. According to state law, they can be no more than half the square footage of the larger dwelling on a property, or 900 square feet, whichever is smaller. Further size restrictions may be imposed by respective municipalities.

As of 2025, you can build an ADU on your single-family property as of right, without the need for a zoning variance or special permit. Maybe it's time for you to build one. Let us know how an ADU Academy could help you do it.

MassLandlords Executive Director Doug Quattrochi

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

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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.

TUESDAY, MARCH 3RD

VIRTUAL MEETING AGENDA
5:30 pm Presentation
6:30 pm Virtual Meeting ends

Remember you can watch videos anytime at live events and training videos.

PARTICIPATION & SUPPORT
Participation is optional and flexible. We will share video, audio, slides, and screen content during the event. You may participate by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

Our **virtual registration desk** is available for live support starting 30 minutes before the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

To help ensure good audio quality, we recommend using Zoom's "Test Audio" feature before the event. Attendees may be muted to reduce background noise. If you prefer not to speak, questions can always be submitted via chat.

ACCESSIBILITY
Live closed captions are available and may be enabled at any time from within the Zoom app. Questions may be asked over microphone after using the "raise hand" feature of Zoom or may also be entered via the Zoom text chat box.

VIRTUAL MEETING DETAILS (HOSTED BY ZOOM)
Your Zoom link and passcode will be emailed immediately after registration and on the day of the meeting. It will also be available anytime on your online event access page.

https://us02web.zoom.us/meeting/register/yo67Z4ivRY6PWbQeprcFHg

PRICING
Open to the public. Membership is not required!

- Members: No charge. Registration is required.
- Public: No charge. Registration is required.

Public Registrants: Please note that by registering for this event you will be automatically added to our mailing list. You can always unsubscribe from our mailing list, by clicking on unsubscribe link at the bottom of any email you may receive.

Registration in advance is required.

This event will not be recorded.

Members register for no charge in just a few clicks!

Public attendees register via zoom!

This event is operated by MassLandlords, Inc. staff.

This Virtual Meeting 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.

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

FRI 03/06

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!

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FIRST FRIDAYS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI NEXT ON FRIDAY, MARCH 6TH

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 & SUPPORT

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ACCESSIBILITY

Live closed captions are available and may be enabled at any time from within the Zoom app. Questions may be asked

The Sponsors of Mass Save® want to hear from you

Paid focus group opportunity for Massachusetts Landlords

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

ZOOM CHAT DETAILS (HOSTED BY ZOOM)
Your Zoom link and passcode will be emailed immediately after registration and on the day of the meeting. It will also be available anytime on your online event access page.

Topic: First Friday Office Hours with Doug Quattrochi March 6, 2026

Time: Mar 6, 2026 12:00 PM Eastern Time

Join Zoom Meeting
https://us02web.zoom.us/j/83222574827

Meeting ID: 832 2257 4827

Passcode: Will be emailed and viewable online

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.

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Add our entire event calendar to yours:

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Outlook: add our entire event calendar to Outlook.

Add just this event to your calendar:

Google: add just this event to Google calendar.

Rescheduled from Second Wednesday Office Hours with Peter Shapiro. No Presentation. Open Q&A. 12 pm - 1 pm Zoom.

FRI 03/20

We will 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.

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 fifteen attendees for depth of discussion. If an office hours 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 Helpline Counselor

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!

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MARCH'S SECOND WEDNESDAY OFFICE HOURS WITH PETER SHAPIRO HAS BEEN RESCHEDULED TO FRIDAY, MARCH 20TH
We will be back to the regular schedule in April!

ZOOM CHAT AGENDA
12:00 pm Start
1:00 pm Zoom Chat ends

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PARTICIPATION & SUPPORT
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ACCESSIBILITY
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ZOOM CHAT DETAILS (HOSTED BY ZOOM)
Your Zoom link and passcode will be emailed immediately after registration and on the day of the meeting. It will also be available anytime on your online event access page.

Topic: Rescheduled from Second Wednesday Office Hours with Peter Shapiro March 20, 2026

Time: Mar 20, 2026 12:00 PM Eastern Time

Join Zoom Meeting
https://us02web.zoom.us/j/84594332685

Meeting ID: 845 9433 2685

Passcode: Will be emailed and viewable online

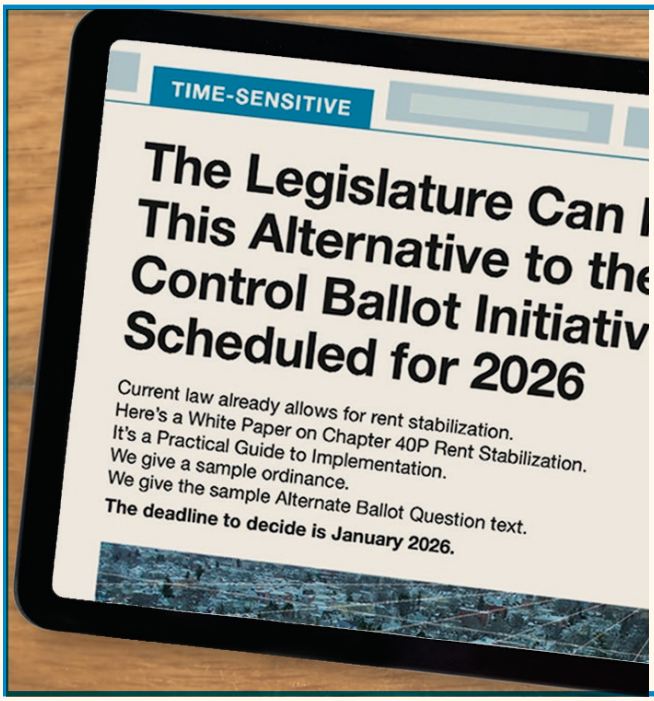
PRICING
This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Members register for no charge in just a few clicks!



ARTICLE YOU MAY HAVE MISSED

MassLandlords Urges Legislature: Put Alternative Version of Rent Control on Ballot

Point your camera app here to read more online.

In an effort to address the housing crisis and prevent an unworkable form of rent control from passing, MassLandlords wrote a white paper proposing an alternative form of compensated rent stabilization. A white paper is an authoritative guide designed to educate readers on a complex issue, and, in this case, help influence decision-making. If approved by the legislature, the solution outlined in the white paper could go on the ballot alongside the voter referendum as an additional, prioritized question.

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Third Wednesday Office Hours with Attorney Greenman. No Presentation. Open Q&A. 4:30 pm - 5:30 pm Zoom.

WED 03/18

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 attorney.

We will not enter attorney-client privilege. 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 Attorney Greenman›s discretion and as time allows.

Attorney Jordana Greenman

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

Part of this presentation will be given by **Attorney Jordana Roubicek Greenman**. She is a real estate lawyer, recipient of the Super Lawyers Rising Star award 2012-2020, and one of Boston Magazine's Top Lawyers of 2022 and 2023. Her practice - with offices in Boston and Watertown - includes commercial and residential landlord/tenant disputes, condominium association representation, general real estate litigation, and commercial and residential real estate closings. Attorney Greenman has a well-respected reputation for aggressively advocating for her clients' goals, and ensuring beneficial outcomes at a reasonable cost. She was an instrumental part of the team spearheading legal action opposing the Massachusetts and Boston eviction moratoriums, and is very active within the legal community. Attorney Greenman is a member of the Real Estate Council for the Massachusetts Bar Association and the Real Estate Bar Association, writes columns for the Massachusetts Lawyers Journal and Real Estate Bar Association News, and regularly leads legal seminars for first-time homebuyers and small-property owners.

"Attorney Greenman is such a great source of common sense and specialized wisdom!" -David

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THIRD WEDNESDAYS WITH ATTORNEY GREENMAN NEXT ON WEDNESDAY, MARCH 18TH
Except for holidays and where her schedule requires otherwise, Attorney Greenman will be available to members on the third 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 & SUPPORT
Participation is optional and flexible. We will share video, audio, slides, and screen content during the event. You may participate by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

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ACCESSIBILITY
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ZOOM CHAT DETAILS (HOSTED BY ZOOM)
Your Zoom link and passcode will be emailed immediately after registration and on the day of the meeting. It will also be available anytime on your online event access page.

Topic: Third Wednesday Office Hours with Attorney Greenman March 18, 2026

Time: Mar 18, 2026 04:30 PM Eastern Time

Join Zoom Meeting
https://us02web.zoom.us/j/84575413786

Meeting ID: 845 7541 3786

Passcode: Will be emailed and viewable online

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.

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NORTHERN WORCESTER COUNTY METROWEST

MetroWest Property Owners Association Marlborough Dinner Meeting, 5:30 pm: New Ways of the Housing Court

TUE 03/10

Attorney Mark Burrell - presenting

In the past couple of years there have been some changes at the housing court that will be reviewed. Mark will talk about these changes and illuminate with some examples of cases he's had in the recent past. He has practiced for years addressing landlord issues with tenants at most housing courts in MA. Mark is always an enjoyable speaker and offers thoughtful replies to a wide variety of questions pertinent to landlords. Come, learn and enjoy this presentation and question session.

Our meetings are "hybrid" meetings over both Zoom and in-person at the same time. Zoom participants may chat among themselves during the 5:30 to 6:20 time that the in-person group are having their networking and eating a buffet dinner.

NOTE: MWPOA Members must register for this meeting on the MassLandlords Website at this link: https://masslandlords.net/spotlight-event/2026-03-10-marlborough/. Non-MWPOA MassLandlords Members are welcome to also register at this link by purchasing a ticket located in the Public Column. When registering please click either the Zoom or In-Person orange button based on how you will be attending.

Please register by Monday, March 9th, 2026.

TUESDAY, MARCH 10TH

MWPOA DINNER MEETING AGENDA
5:30pm Networking Starts (In-person group has dinner at this time so Zoom participants have their own networking together)
6:20pm Business Update
6:40pm Presentation Starts
7:45pm Meeting Ends

LOCATION
Marlborough Fish and Game
1 Muddy Ln
Marlborough, MA 01752

PRICING
Open to the public. Membership is not required!

- Public In Person: $12
- Public Zoom: $7
- MWPOA members only In Person: No charge. Registration is required.
- MWPOA members only Zoom: No charge. Registration is required.
- Members In Person: No charge. Registration is required.
- Members Zoom: No charge. Registration is required.

This event will not be recorded.

This event is operated by volunteers at a partner association.

MassLandlords Thanks Our Property Rights Supporters

Property Rights Supporters make monthly contributions earmarked for policy advocacy.

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$100 and Up Arrow Properties, Inc.. Jim Duffy. Fairfield Realty Trust. Gerard Goodwin. Haddad Real Estate. Hilltop Group Holdings. Rich Merlino. Stony Hill Real Estate Services.

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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.

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

Greater Springfield Chat, 6 pm - 8 pm: Meetup

THU 03/12

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, MARCH 12TH

CHAT AGENDA
6:00 pm Start
8:00 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. You can check out the menu of available food from their restaurant on their website.

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.

Members register for no charge in just a few clicks!

This event is operated by volunteers.

Add just this event to your calendar:

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MassLandlords.net

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Better Communities Better Policy Better Lives

Schedule Calls With Our Staff for Business Advice and Legal Information

~~Average attorney rate: $250/hr~~

For Just $101/hr

Or add the helpline to your membership for a low annual fee and rest assured that you will have one-on-one access to our counselors and attorney referrals for:

- Landlord rights and responsibilities
- Nonpayment of rent
- 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/**

MassLandlords
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