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Landlord Basics:  
The Massachusetts  
State Sanitary Code

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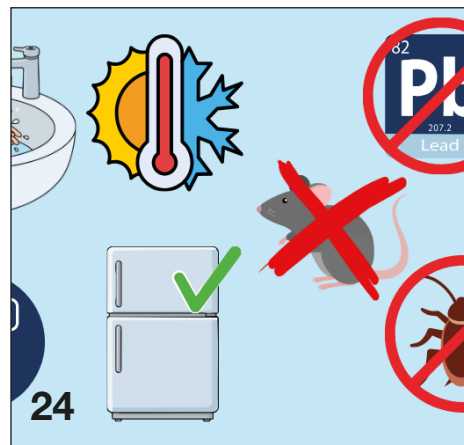
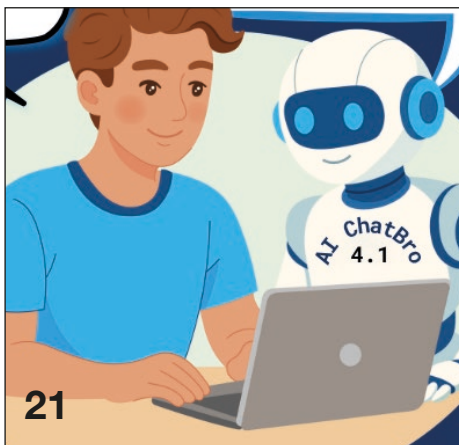
Using AI Rental Forms Can  
Lead To Longer Evictions and  
Extra Time In Court

# MassLandlords Submits Amicus Briefs to SJC Against Rent Control Ballot Question

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How can **rent control** be on the ballot if it's **unconstitutional?**





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## LETTER FROM THE EXECUTIVE DIRECTOR

# Rent Control Briefs Submitted

## Our Letter from the Executive Director for May 2026 talks about all the policy work we've been doing.



Many people view us as highly competent at MassLandlords. While this is true, we will not be successful in the statewide ballot fight against rent control but for your generous support of dollars and time. The sprint to submit amicus briefs is case in point.

I toured Massachusetts from November through January to collect funds from members for litigation. Every hour I spoke, we raised another \$10,000. It was a huge success! We hired attorneys very experienced in ballot matters, and in rent control in particular. Tad Heuer, Andrew London and Kevin Chen at Foley Hoag came up with what I think ought to be the winning argument against rent control. We discuss our amicus brief at length in this edition. They worked on it for months.

But MassLandlords and the plaintiffs on the case were not precisely the plaintiffs I'd have wanted to make the strongest possible argument. In 1998, the Supreme Judicial Court struck down a ballot question that would have eliminated the tolls on the Mass Pike. It was unconstitutional, they ruled, because it took away a lender's security interest and did not compensate them. So I wanted a multifamily lender whose security interest would be at risk under rent control.

Nine days before briefs were due, we found this lender. John Latino, President and CEO of Millbury National Bank, was identified by MassLandlords Board member Michele Kasabula as potentially willing to come forward. We had to find him his own counsel. We had to brief the counsel on the arguments and John's position. And we had to get John on affidavit. Work that ought to have covered weeks was completed in an incredibly compressed amount of time. I am extremely grateful to Attorney Kevin Powers who agreed to take on this matter and who got it all done with an hour to spare. He worked through the night.

If litigation fails, we are going to need engagement like this from members statewide. Please identify your skills and background to us on our volunteer form. Also, I will likely ask the Board of Directors for a special assessment of 3% of gross rents for one month only. Please set aside this amount. We will have to spend a lot of money to explain to people the harmful unintended consequences of rent control that the judges can now see plainly before them in all our briefs.

Meanwhile we still have to keep the wheels on the bus. I attended my first meeting of the Governor's Advisory Committee for the Lead Poisoning Prevention Program as President of MRHA (although I was not recognized as such; we're working on it). I attended another post-litigation meet-and-greet with EOHLC and have asked for help unblocking stuck RAFT applications. And I asked one of the divisions of the housing court for help with a procedural matter affecting a huge number of property owners.

The call to action is 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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here to read more online.



# MassLandlords Submits Amicus Briefs to SJC Against Rent Control Ballot Question

By Eric Weld, MassLandlords, Inc.

Two amicus briefs submitted by MassLandlords for the SJC hearing on the rent control ballot question offer detailed arguments that the petition is unconstitutional.

MassLandlords has coordinated and funded two amicus briefs that have been added to the Supreme Judicial Court case against rent control. The hearing on May 6, 2026, will determine whether the rent control 2026 ballot question is constitutional and can be presented to voters or will be struck.

One of the amicus briefs, written by MassLandlords counsel, spells out two

main arguments with three reasons each against the question proposed for the November election ballot.

The second brief was written by counsel representing Millbury National Bank, a 200-year-old community bank that focuses primarily on small business, construction and small investment property lending in central Massachusetts. Millbury National has a reputation in its region as the “go to” lender for small local property investors, notes bank CEO John Latino in an affidavit for the brief.

The Millbury National amicus brief is particularly notable because the bank is the only lender to add its voice to the rent control opposition campaign. Though many, if not most, banks will be negatively impacted – some drastically – if rent control becomes law, Millbury National is the one lending institution to say so publicly, adding considerable weight and powerful detail to the case.

## THREE CONSTITUTIONAL ARGUMENTS AGAINST RENT CONTROL 2026

The MassLandlords brief, a 219-page paper including testimony already submitted to the legislature, details the three core legal arguments that define why the rent control question should not be allowed on the election ballot.

### ARGUMENT 1

Amendment Article 48 of the state constitution governs the rules around citizen referendums and initiatives for new laws,

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SUPREME JUDICIAL COURT

Docket No. SJC-13893

ARCANGELO CELLA, TERESA DEL SIGNORE, KATHERINE HOREY, and  
SUSAN M. RENFREW,

Plaintiffs-Appellants,

v.

ANDREA J. CAMPBELL, in her official capacity as the Attorney General of the  
Commonwealth of Massachusetts, and WILLIAM F. GALVIN, in his official  
capacity as Secretary of the Commonwealth of Massachusetts,

Defendants-Appellees.

**BRIEF OF AMICUS CURIAE MASSLANDLORDS, INC.  
IN SUPPORT OF APPELLANTS**

Thaddeus A. Heuer (BBO # 666730)  
Andrew M. London (BBO # 690782)  
Kevin Y. Chen (BBO # 707026)  
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The Supreme Judicial Court will hear arguments against rent control on May 6. (Image: Public Domain)

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such as the rent control petition, and how they may be placed on the ballot. These are rules written to ensure fairness and compliance with the constitution's tenets. One of those provisions is a requirement that all initiative petitions must be consistent with eight individual rights enumerated in the constitution, including the "right to receive compensation for private property appropriated to public use."

If approved by voters, the rent control ballot question would repeal Chapter 40P. This is a law approved by voters in 1994 that codifies a right to compensation for housing providers when their rental units are subjected to rent control. The ballot initiative, which has no compensation, is therefore a clear violation of Article 48.

### ARGUMENT 2

The petition again violates Article 48 in its proposed appropriation of the security interests of mortgage holders. This argument is squarely based on the 1998 case *Dimino v. Secretary of the Commonwealth*, in which the SJC struck down the attorney general's approval of a petition that would have eliminated the collection of tolls on the Mass Pike. Doing so would have jeopardized the security interests of bondholders, which would have constituted a breach of their contracts and an illegal appropriation.

Forcing rent increase limits on rental property owners would likely make it harder for borrowers to pay back loans, as has happened before in all rent-controlled communities. This would

in turn appropriate and invalidate the security interests of mortgage lenders for those properties. That would be a clear violation of Article 48, as established by court precedent.

Argument 2 is bolstered and authenticated by our amicus brief from Millbury National. The investment property lender is precisely one of those contract holders whose security interests are protected by Article 48 but would be appropriated by the rent control petition. Read more on this amicus brief below.

### ARGUMENT 3

The third Article 48 violation of the rent control initiative petition procedure is about fairness, or unfairness in this case. When summarizing a question for the election ballot, the constitution mandates that the attorney general prepare "a fair, concise summary...of the proposed measure as such summary will appear on the ballot." While the text of the question states Chapter 40P would be repealed and replaced, the summary for the rent control initiative does not contain that information. It does not explain that voters would be eliminating an established statute guaranteeing compensation for rental property owners whose units are subjected to rent control.

When given an opportunity to include this information in the ballot summary, which would give voters a clear understanding of what the law would do, Andrea Park, a housing attorney with the Massachusetts Law Reform Institute, which represents the petitioners,

said no. "Referencing G.L.40P in the summary would create confusion for voters...summarizing the language in 'plain English' would be...necessarily partisan," Park said.

How can the initiative petition be considered fair and in compliance with Article 48's carefully crafted rules of equitability and impartiality when the writers of the question intentionally withheld information from voters, the amicus brief asks.

In addition to addressing the unlawfulness of the rent control initiative, the brief has a second line of argument discussing whether the proposal itself is a good idea. It states that rent control would "cause widespread harm – burdening small landlords with unsustainable operating costs and eroding the property values on which many depend for retirement, while conferring windfall benefits on tenants, including those who need no subsidy." It further underscores other harms, such as reducing housing supply, imposing costs on municipalities as local tax revenues dwindle, impairing labor market mobility, adding substantial administrative burden, and damaging the state's climate change commitments.

### MILLBURY BANK AMICUS BRIEF

The amicus brief written on behalf of Millbury National Bank is a powerful testament to the devastating, cascading effects this rent control petition would impose on banks' security interests. The bank has three classes of loans that are not predicated on the property value,



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but rather, are predicated specifically on rent increases.

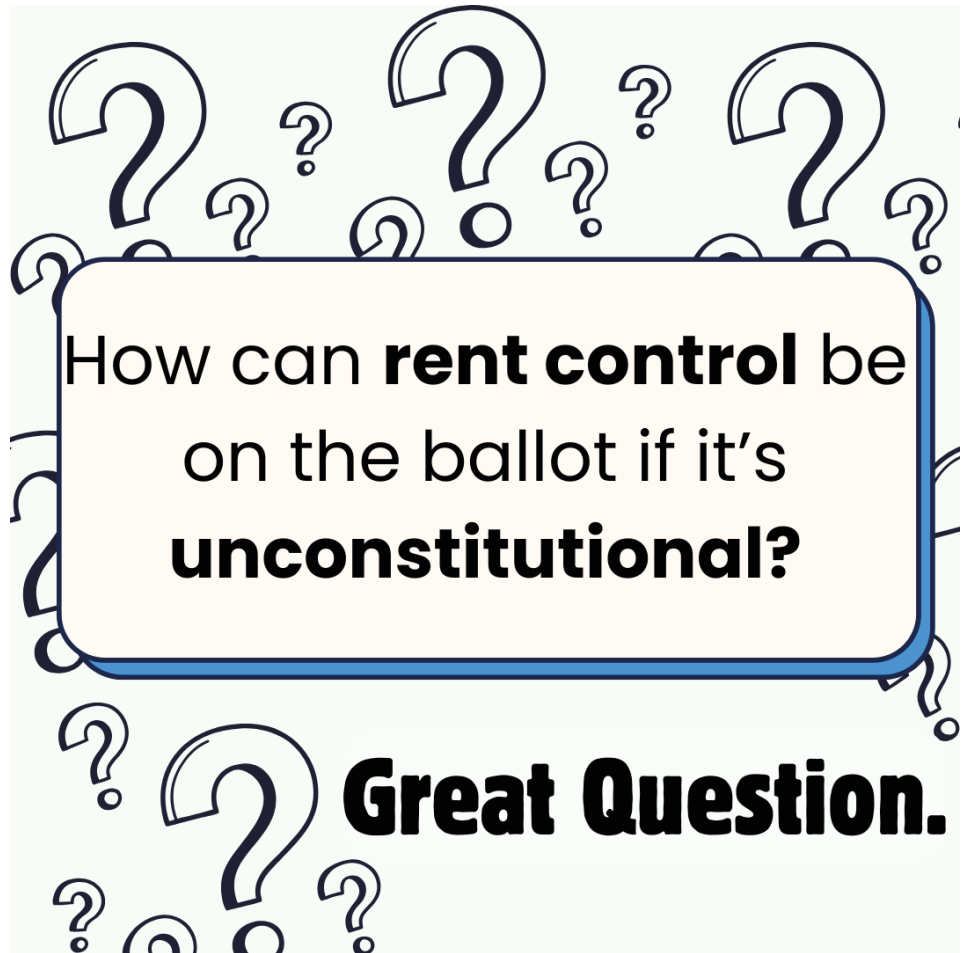
First, Millbury National issued loans on the basis of raising the rent to market as renters leave over time, faster than would be allowed under rent control. Second, they issued loans on the basis of raising the rent following renovation faster than would be allowed. Third, they issued loans for units that are now at market rent, but which were vacant on January 31; these rents will have to be reset downward to their pre-renovation rents.

The brief specifies that nearly a quarter of Millbury National's total loan portfolio – \$25 million out of a \$107 million loan portfolio – is in primarily small rental properties (one to four units) that would be subject to rent control under this petition. Although the initiative excludes owner-occupied properties with four units or fewer, it does not exempt non-owner occupied smaller properties, or any owner-occupied property with four units or fewer that is held in a trust or LLC.

“Millbury National’s financial future depends on the outcome of this case,” the brief states. “Rent control would have devastating effects on Millbury National, its ability to continue to service loans, its borrowers, and its borrowers’ ability to be successful landlords.”

Millbury National enters into loan contracts with many of its landlord customers on the grounds that they will eventually collect market-based rents in order to keep the properties’ values at a level that ensures their economic security. The rent control proposal, with its 5% or CPI-measured inflation limit on rent increases, would disallow owners’ abilities to collect market rents. Without such assurances, Millbury National, and most other banks, will not be able to lend money for rental properties because the cost of operating those properties will rise but rents will remain controlled.

Not only will all this deal a disastrous blow to the rental housing market, but it’s also a blatant violation of Article 48’s protection of mortgage lenders’ security interests without compensation, as buttressed by *Dimino v. Secretary of the Commonwealth*.



How can rent control advocates put an unconstitutional question on the ballot? Great question. We're asking the court to stop them. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

**COUNTER ARGUMENTS TO RENT CONTROL PROPONENTS**

These amicus briefs deliver a strong rebuke of the rent control petitioners, while also outlining the litany of harmful outcomes their proposal will render to Massachusetts’ economic future if approved. In contrast to the throng of deceptive voices clamoring for this destructive, unartful rent control proposal, our amicus briefs deconstruct and define exactly why the petition is a sloppily conceived, unfit and unconstitutional question that should not be posed to voters.

It’s impossible to predict what the court will decide, and we are prepared to fight this rent control initiative all the way to the November election and beyond, if necessary.

Regardless of how things unfold, at the very least, the court – and more of the public after the May 6 hearing – will be

informed of the constitutional violations of the rent control petition, and the deep damage it will cause to all our livelihoods if we are not able to stop it. [ML](#)

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# Dwindling Participation Prompts Southern Worcester County Landlords Association to Disband; SWCLA memberships to transfer to MassLandlords

**The SWCLA will disband and officially cease to be a nonprofit at the end of 2026, with no meetings for the rest of the year.**

Citing a lack of participation, the board of directors for the Southern Worcester County Landlords Association (SWCLA) announced the nonprofit would be dissolving in 2026. The group will no longer meet, and no memberships will be accepted or renewed.

Over the coming weeks, all SWCLA assets and memberships will be transferred to MassLandlords. Existing SWCLA members will become full

MassLandlords members and will be able to renew at grandfathered pricing as long as their credit card on file remains active and updated.


“Our reason for dissolving SWCLA lies with dwindling member participation at monthly meetings,” the SWCLA board of directors wrote in a letter announcing the group’s dissolution. They noted that, besides board members, only two SWCLA members attended the annual Christmas party. Two standard monthly meetings had guest speakers addressing only board members.

“The process of solicitation and scheduling each month’s speaker on a subject of interest understandably takes more than just a passing effort on those

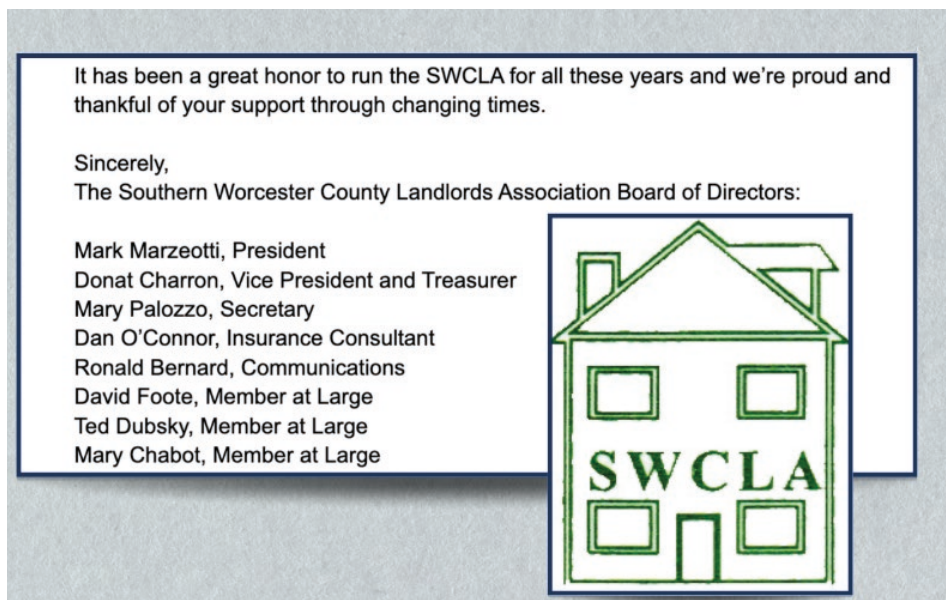
committee members tasked with this responsibility,” the letter continued.

The letter states the decision was made over the course of several executive sessions, where the board of directors concluded there was little reason to believe the decline in participation was likely to rebound.

The nonprofit will officially disband on Dec. 31, 2026. No further meetings are scheduled. Landlords still looking to meet in person are welcome to attend a meeting of the Northern Worcester County Landlords Association (NWCLA) and see if that group would be a good fit for them. There is also a monthly meetup at Bay State Brewery in Worcester that is free for all MassLandlords members. You can view our [calendar of upcoming events](#) to find a meeting.

Members with questions, or SWCLA members who need to update their method of payment, should email [hello@masslandlords.net](mailto:hello@masslandlords.net) 

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The Southern Worcester County Landlords Association will be officially disbanded at the end of 2026. SWCLA members will transition to full MassLandlords membership. (Image License: CC BY-SA 4.0 MassLandlords Inc.)

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# The MassLandlords Invasive Plant and Animal Addendum – Work With Your Tenants To Get Rid of Costly, Harmful Invasives

By Eric Weld, MassLandlords, Inc.

**Invasive plants and animals are costing you more than you think. Our addendum provides a way to work with your tenants to eradicate them.**

MassLandlords has published a new form – intended as an addendum to rental agreements and available to all members – that will help landlords save money, increase property values, build better relations with tenants, and strengthen the health of the environment, overall and around your rentals.

Newly published as of April 2026, the MassLandlords invasive plant and animal addendum is intended to help you and your renters work together, or in agreement, to rid your rental properties of destructive and costly plants and animals (insects in this case).

We’ve made sure that using the invasive plant and animal addendum is simple. You, as landlord, may include this addendum in new rental agreements, and discuss it with your tenants as part of the rental review process. The addendum states that renters will regularly review the yard and outside surroundings of their unit (especially in early summer, when new plants and animals are first showing up) to identify invasive plants or animals (or evidence of invasive animal activity).

To assist with that identification, MassLandlords has begun, and will continuously compile, a listing of invasive species that are particularly pervasive in our state, at [Masslandlords.net/](https://www.masslandlords.net/)

invasives. We aim to keep our list focused on the most common and threatening invasive species in Massachusetts, such as knotweed, Asiatic bittersweet and the Asian long-horned beetle. We will add to the list as invasive plant or insect species warrant.

Following the addendum instructions, participating renters will install an app, available at [iNaturalist](https://www.inaturalist.org/), that uses a database of 300 million pictures of plants and animals to make an AI recommendation that can be refined or overruled by real people, including you as landlord, if you want that level of involvement.

For a more thorough list, the addendum also links to the [Prohibited Plant List](#), an extensive compendium of invasive species managed by the Massachusetts Department of Agricultural Resources.

## WHAT IS AN INVASIVE PLANT OR ANIMAL AND WHAT HARM ARE THEY CAUSING?

We have been overrun with invasive plants, especially, and insects in Massachusetts (and in other states, too). Invasive plants and animals are species that have traveled into our state from another country or region. Invasives are typically transported through human activity. Spores, seeds and eggs can attach themselves to firewood, car tires, boat hulls, the bottom of shoes and other surfaces on which they travel to a new area and set up shop.

Also, unfortunately, many nurseries, hardware and big box stores sold invasive plants for years. People bought them for their ornamental and aesthetic flair, and brought them home to plant in their

gardens, where they could take over and dominate the surrounding ecosystem.

Because invasive plants are not susceptible to most natural predators in the area (too few animals eat or use them), they can thrive, spread and muscle out native



This closeup of Japanese knotweed was captured in Boxborough, Mass., but this invasive plant is widespread throughout the state, most heavily in the eastern and central regions. Japanese knotweed was first brought to the U.S. as an ornamental plant. It thrives near roadsides like the Mass Pike, water bodies, old gardens and agricultural areas, but grows everywhere, even through pavement, foundations and retaining walls. (Image License: CC BY-SA Liz West Wikimedia commons)

species. Insects like Japanese beetles are introduced to a new area and feast on the leaves, flowers and berries of the plants there, depleting entire species in a hurry.

As a result of invasives' destruction, species diversity gets reduced, which can knock the local ecosystem out of balance. Invasives often disrupt pollinators' habitats and populations, increasing the cost of food and other resources.

And it's costing us all a lot of money. How much? The journal *Science of the Total Environment* estimated the cost of managing invasive plant and animals at \$21 billion per year between 2010 and 2020, just in the U.S. And the cost is increasing. Read more details about invasives [here](#).

There's a good chance your rental properties are hosting invasives of some sort. Invasives are pervasive in our state. The best way to keep invasives from establishing themselves or taking root in a new area is to keep them from entering

in the first place, and when they do, spot and remove them early.

Working with your renters, via our addendum, to rid your properties of invasives is one simple way to save money, establish rapport and help the environment. If every housing provider across the state eradicated invasives, the collective savings would be massive, and food security would improve.

### MASSLANDLORDS INVASIVE PLANT AND ANIMAL ADDENDUM DETAILS

Here's how the addendum works. If you don't care to know about invasives, the new default is that renters are free to pluck them up when they see them. Before, this was a gray area. If you do care about the vegetation on your property, the addendum gives you some measure of oversight according to your wishes.

Using our addendum, once your renters have identified and cross-checked

invasive plants on your rental property, they will report the sightings to you, unless you opt out of that requirement. As part of the agreement, you will then respond within 30 days of their report, by either teaming with your tenant to remove the invasive plants, or hiring a licensed herbicide professional for removal. This might be necessary in cases when invasive plants have grown too large for removal by you and your tenant, are located in difficult or dangerous areas, or when the removal of the plant(s) might endanger other native plants or structures on the property.

This addendum includes a section where you can specify actions to be taken by your tenant when they find invasives on your property. Paragraph 8 of the addendum, "Right to Remove Invasive Plants," allows you to opt for a set of automatic steps your tenant will follow when invasives are located. For example, one option reads, "Resident must/need



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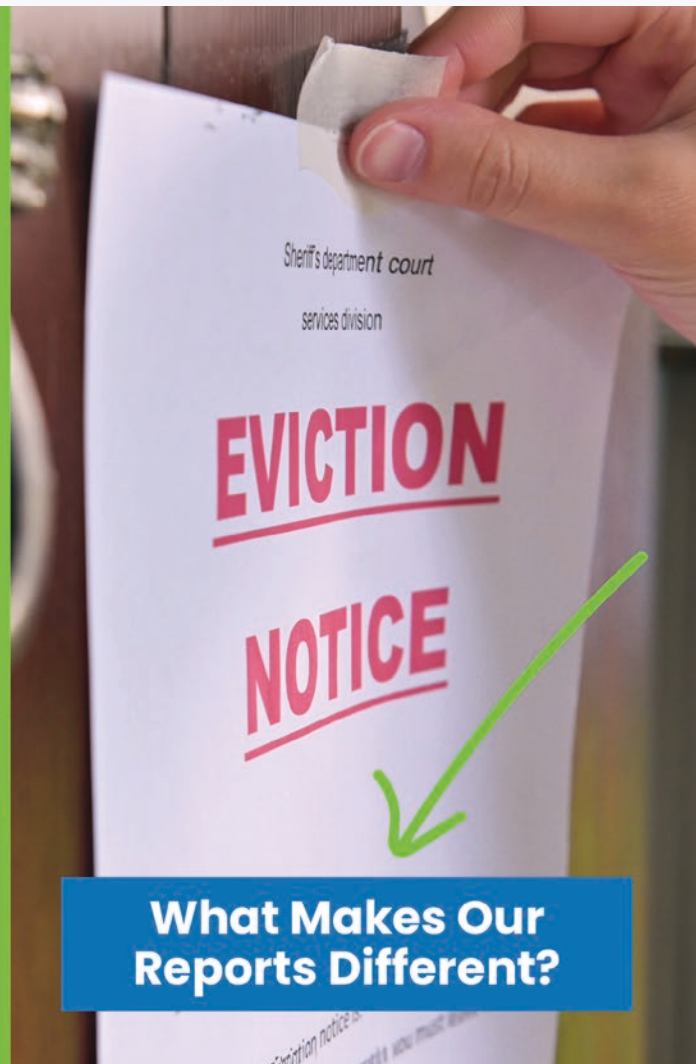
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The Asian long-horned beetle has been a very destructive invasive in Worcester County, but has spread throughout the state. This beetle, readily identifiable by its telltale long horns and spots, is active mostly in midsummer to fall, and keeps very busy boring dime-size holes in tree trunks, killing maples and other hardwoods by the tens of thousands. Report sightings of this insect right away to eradicate them at the source. (Image: Public Domain Wikipedia ALBadult)

NOT (check which one you both agree to) make a photographic report of the presence of an invasive and publish this report on the App.”

Other options in paragraph 8 include “Resident must/need NOT tell Landlord they intend to remove it,” “Resident must give the Landlord 30 days to object,” and “Resident may remove any suspected invasive plant immediately,” depending on the level of responsibility you want to grant your tenant.

The process for invasive animals is a little different. “Residents will not attempt to remove or kill invasive animals,” the addendum states in paragraph 4, a listing of actions renters are not allowed to do.

It’s best to simply report the sighting of an invasive insect to an authority as listed and linked on the addendum, such as the Introduced Pests Outreach Project or the U.S. Department of Agriculture, for their recommendations of how to proceed. Professionals can confirm the

existence of an invasive and, importantly, locate its source.

Empowering your tenants to kill invasive insects could carry the risk that they might simply squish the bug without a chance to confirm it as an invasive. Also, if there’s one invasive bug, there may be a hundred that you can’t see. Squishing an invasive bug might ruin the opportunity to find the source and stop them for good.


The addendum also includes a few other “don’ts” for residents, to prohibit them from entering areas of the property where they are not allowed, or areas that aren’t safe, or take any actions that may be risky or harmful. And it includes a limitation of liability statement, among a few other contractual details.

**EMPOWERING YOUR RENTERS**

We landlords and property owners are at the forefront of the fight against invasives. To gain a handle on the problem, we are a necessary part of the solution. Collectively, housing providers own a lot of land in the state, and host a lot of invasive plants. Without the input of landlords and their tenants, reducing the harms of invasives will not work.

We know there are renters who want to do this, who want to create and maintain thriving, balanced ecosystems with robust biodiversity in the space where they live. And who isn’t interested in saving money?

Our invasive plant and animal rental agreement addendum creates a simple structure for you to work in partnership with your tenants for a win-win scenario. Healthier environment. More balanced food chains and prices. Higher, stabler property values.

It starts by adding this addendum and freeing your renters to pull some weeds. 

Point your camera app here to read more online.



Asiatic bittersweet, also known as Oriental bittersweet, is very common throughout Massachusetts and New England. This invasive can be particularly destructive when it wraps around tree trunks, girdling them and disrupting nutrients for their growth. It is a particularly robust plant and can continue to regrow after it’s cut at the root, often requiring multiple cutting or herbicide. (Image License: CC BY-SA Soap Wikimedia commons)



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# Supreme Judicial Court To Hear Rent Control Opposition Case May 6

By Kimberly Rau, MassLandlords, Inc.



The rent control ballot question isn't just bad policy, it's unconstitutional. The hearing for the case against it will be Tuesday, May 6, at the John Adams Courthouse. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

## Litigation against the November 2026 rent control ballot question charges that the initiative is unconstitutional.

Rent control opponents are litigating to leave the rent control question off the November 2026 ballot, alleging that not only does rent control not work, but the question itself is unconstitutional. The state Supreme Judicial Court (SJC) will have a hearing on Tuesday, May 6.

### MAY 6 HEARING DETAILS

The hearing for SJC-13893 against the ballot initiative will take place Tuesday, May 6, at 9 a.m. at the John Adams Courthouse, in room 1. We believe the hearing will be open to the public, subject to the usual court restrictions on recording.

MassLandlords has submitted amicus briefs urging the court to strike down the initiative.

To understand why the ballot initiative is unconstitutional, you need to know how rent control was repealed in the first place.

### CHAPTER 40P: THE REPEAL OF RENT CONTROL IN 1994

Voters elected to repeal rent control in 1994 after decades of bad policy harmed cities like Cambridge. In doing so, MGL Chapter 40P, which prohibited uncompensated rent control in all forms, became law. Chapter 40P states that the only permissible form of rent control must be voluntary, and cities and towns must make up the difference between the controlled rent and market rent.

To enact mandatory statewide rent control again, the ballot question must remove Chapter 40P from the General Laws.

### CHAPTER 40P GUARANTEES COMPENSATION, CANNOT BE DECIDED BY POPULAR VOTE

According to the state constitution, religious matters, court matters and the right to compensation for public use of private property may not be decided by ballot initiative.

If passed, the ballot question would delete Chapter 40P. When the ballot initiative was first proposed, The Massachusetts Law Reform Institute was asked if the ballot question would include an explanation of what deleting Chapter 40P would entail. Andrea Park, a housing attorney at MLRI, said “no” because explaining it would “cause confusion.”

The plaintiffs are arguing that mandatory statewide rent control is a form of public use of private property, and therefore, the rent control question is unconstitutional and should not be allowed on the ballot.

### WHAT YOU CAN DO TO HELP STOP RENT CONTROL

Fighting rent control is going to take time and money. We have set aside approximately \$50,000 to fund our amicus brief. The main litigation is expected to cost six times as much. We are hopeful that the courts will see our position and remove the ballot question. If they do not, we are preparing to fight rent control all the way to the ballot box.

Members are encouraged to volunteer your time to fight rent control, and donate a portion of your gross monthly rents toward our effort. Together, we can keep bad policy where it belongs: in the past. [ML](#)

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# Housing for Massachusetts Coalition Spearheads the ‘Vote No on Rent Control’ Campaign

By Eric Weld, MassLandlords, Inc.

**Housing for Massachusetts is a broad-based coalition of housing and real estate groups and individuals collectively working to defeat the current rent control ballot initiative.**

Think of Housing for Massachusetts as an organizational hub at the center of a multi-spoked effort to defeat the rent control proposal heading for the November ballot.

Housing for Massachusetts, as the group’s website states, is a coalition of all the parties committed to opposing and quashing the destructive rent control proposal working its way onto the November 2026 ballot: property owners, housing providers, real estate professionals, affordable housing developers and housing advocates.

Not to be confused or conflated with the pro-rent control groups Homes for All Massachusetts or Keep Massachusetts Home, the coalition that filed the rent

control ballot initiative, Housing for Massachusetts was launched in December 2025 specifically to lead and organize the campaign to defeat rent control 2026.

The coalition is spearheading a campaign against the initiative, partnered with MassLandlords, Greater Boston Real Estate Board, the Small Property Owners Association, Massachusetts Association of Realtors, NAIOP Massachusetts – The Commercial Real Estate Development Organization – and individual donors and housing advocates. “Vote No on Rent Control,” urges the coalition’s simple, straightforward slogan.

The Housing for Massachusetts coalition is chaired by Conor Yunits, executive vice president at Issues Management Group and a communications strategist with a background as a spokesperson, media and government relations and communications director for elected officials and clients in technology, insurance, real estate and automobile industries.

## HOUSING FOR MASSACHUSETTS EVENTS

Housing for Massachusetts hosted a press conference near the State House in Boston in early February, in which it formally announced the launch of its anti-rent control campaign. The group also sponsored a No on Rent Control rally in Holyoke attended by the city’s mayor, Joshua Garcia, who has publicly stated his opposition to the policy. The coalition continues to host several other events across the state, educating voters on the dangers of this policy.

In these public events and statements, Housing for Massachusetts and its

supporters reiterate the many proven harms that rent control imposes on cities and states that have tried rent-restriction policies. From Massachusetts in the 1970s through 1994, and today in St. Paul, Minn., and Montgomery County, Md., to name a few, rent control has repeatedly doused housing development and reduced property values of all properties, even non-controlled. It has diminished overall housing stock, ultimately raised average rents, and benefited higher-income renters, not the lower-income residents it is intended to help.

The rent control 2026 proposal, as Housing for Massachusetts and its partners explain, would be the toughest statewide rent control in the country. It would impose a 5% hard cap on rent increases within a 12-month period, or the rate of inflation as measured in a Consumer Price Index, whichever is lower. As Yunits has pointed out publicly, the average rate of inflation this century has been about 2.5%, meaning in most years rent increases would be restricted to approximately that rate. This proposal would be the most restrictive mandatory statewide policy in the nation.

Rent control 2026 would also, notably and unusually, not allow vacancy decontrol, which allows landlords to reset rents to market level between tenancies. It would exempt owner-occupied rentals with four or fewer units in one building (as long as the building is not under a trust or LLC), and all new housing within the first 10 years.

The origins and history of rent control’s decades-long destruction is detailed pictorially in [rentcontrolhistory.com](https://rentcontrolhistory.com), a MassLandlords public resource.



MassLandlords is part of the Housing for Massachusetts coalition, a statewide campaign to defeat the rent control 2026 proposal headed for the November election ballot. Vote No on Rent Control. (Image: Copyright Housing for Massachusetts with permission.)



Scenes like this boarded up, dilapidated house became all too familiar during Massachusetts' rent control past. MassLandlords is working as part of the Housing for Massachusetts coalition against rent control 2026 to make sure it doesn't become law and to avoid returning to the urban blight illustrated by this eyesore. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

**HOUSING POLICY ALTERNATIVES TO RENT CONTROL**

Instead of a mandatory one-size-fits-all rent restriction – which would benefit a relatively small percentage of renters at the expense of all other residents – Housing for Massachusetts and its coalition partners advise stronger

solutions for the long-term housing and rental housing markets.

Housing for Massachusetts coalition partners have emphasized that the key to managing rent prices is increasing housing supply, through zoning and regulatory changes and other measures. Zoning changes that allow more density, for example, could help boost housing supply. “We’re open to anything that won’t constrain the supply of housing in this housing crunch,” Yunits recently told Realtor News, the magazine of the National Association of Realtors.

Meanwhile, to help renters struggling with housing costs, the coalition encourages policy makers to consider solutions such as permitting reform, rental assistance and targeted tax credits for such renters, as recently suggested by Jonathan Gruber, professor of economics at MIT.

Specific rental assistance programs, such as RAFT in Massachusetts, have proven efficacy in helping lower-income, disabled and at-risk residents remain in their homes. And importantly, rental assistance that targets qualifying households would not carry the harmful effects that come with rent control, such as curtailing housing production, lowering overall property values or inadvertently benefiting higher-income renters.


**Vote No on Rent Control**

If it were to succeed, the rent control proposal headed for the ballot would harm a wide swath of businesses across

the state, so it makes sense that the Housing for Massachusetts coalition is broad and disparate in its professional and industry representation.

As Yunits often reiterates, everywhere rent control has been put in place, it has failed. He points to New York City as one example, in which tens of thousands of apartments sit vacant, many of them because it would cost more to rent and maintain the units than would be gained in rent within the city’s controlled structure.

To be sure, one of the massive challenges for the Housing for Massachusetts coalition is getting the word out about rent control’s harms, especially against loud voices that are deceptive and intentionally confusing in their description of the rent control proposal.

To support Housing for Massachusetts and the campaign against the nonsensical rent control proposal, visit the Housing for Massachusetts website, donate, join the fight, and vote no on rent control. 

Point your camera app here to read more online.





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# MassLandlords Terminates Contract with Rental Housing Association of Berkshire County; RHABC Members Still In Good Standing

The separation between MassLandlords and the Rental Housing Association of Berkshire County was effective March 31, 2026.

MassLandlords announced Tuesday, March 31, that it was dissolving its service contract with the Rental Housing Association of Berkshire County (RHABC), primarily due to lack of local engagement with the rental housing community. This is expected to have very little practical impact on RHABC members, who will retain their MassLandlords membership.

There were several key reasons for the separation, including that RHABC's formal organization was involuntarily dissolved by the Secretary of the Commonwealth years ago.

Additionally, it has been hard to find volunteers to lead RHABC on a local level. This is not unique to RHABC, but makes partnering with the group a challenge.

"To the best of my knowledge, the organization has not met in person since the pandemic, with the exception of when I

called a meeting Dec. 3 at the Athenaeum and a lead course," MassLandlords Executive Director Doug Quattrochi wrote in a letter to RHABC members announcing the separation.

Finally, the separation will allow MassLandlords to put RHABC dues to good use. Until now, dues from RHABC members, minus service charges, were remitted to a RHABC bank account, but very little was happening with those funds. Some went toward a lead paint course, but otherwise, the money was untouched. Those dues will now go toward furthering MassLandlords' goals, primarily the fight against the November 2026 rent control ballot question. (All members should join that fight. Visit our [volunteer page](#) to let us know how you can help.)

The accounting changeover will allow RHABC members to be considered full MassLandlords members. This includes the ability to vote in annual elections. It also reduces administrative costs.

The regional Google group message board will remain active. Members can also request to join our private Facebook group, "MassLandlords Members Only." RHABC members paying grandfathered dues will be eligible to continue membership at the same rate, as long as the card they have on file remains active for autorenewal.

Feel free to reach out to us at [hello@masslandlords.net](mailto:hello@masslandlords.net) with any questions. 

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The exact name of the Nonprofit Corporation: RENTAL HOUSING ASSOCIATION OF BERKSHIRE COUNTY, INC.	
Entity type: Nonprofit Corporation	
Identification Number: 000504153	Old ID Number: 000000000
Date of Organization in Massachusetts: 06-13-1995	Date of Revival:
Date of Involuntary Revocation: 06-18-2012	Last date certain:
Current Fiscal Month/Day: /	Previous Fiscal Month/Day: 12/31
The location of the Principal Office in Massachusetts:	

Documents from the Secretary of the Commonwealth show RHABC's business entity was involuntarily dissolved in 2012. We knew this when we signed the service contract; we treated the RHABC as an unincorporated club. At that time, they still met. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

# Using AI Rental Forms Can Lead To Longer Evictions and Extra Time In Court

By Kimberly Rau, MassLandlords, Inc.

**Using artificial intelligence platforms such as ChatGPT to create rental agreements or notices to quit can lead to errors that will prolong your eviction case.**

More landlords are utilizing artificial intelligence (AI) to create and file rental notices with the court, according to Peter Shapiro, who works for the mayor’s office in Boston as a mediator counselor. Shapiro also offers his services as a MassLandlords Helpline counselor and runs a recurring office hours session the second Wednesday of each month.

Shapiro called the uptick in AI usage “alarming.” Using AI platforms such as ChatGPT or Google search results for rental forms and notices can lead to errors that can delay or cancel eviction or other court processes, costing you additional time and money.

It’s no secret that AI usage is growing, despite concerns about environmental and learning impacts, among other issues. An [April 2026 report](#) from market research company Ipsos shows half of all Americans reported using AI at some point in the prior week. Usage varied from writing and information lookup to creative work and professional applications. Earlier this year, Massachusetts became the first state to [use ChatGPT](#) across its executive branch.

## HOW AI WORKS

Broadly, AI platforms work by prediction. When you type or speak a question or prompt into a search engine, the bot

scans all available content and uses pattern recognition to provide the most likely correct response.

The implications of this are big. If work must be original, or technically very precise, the most commonly available information is not necessarily going to satisfy the prompt. There are some safeguards put in place by developers. In general, when you use AI properly, the bot will not tell you that the earth is flat, or give you instructions on how to make illegal weapons.

But what happens when AI is wrong? These errors, also known as “hallucinations,” go beyond goofy images where people have six fingers. If you’re using it to write a grocery list, maybe you end up

forgetting to buy a key ingredient for your dinner. That’s a mild inconvenience in the grand scheme of things. If you’re using it for your business, however, an error can be a much bigger problem.

It’s no exception with rental forms. An error on a notice to quit, security deposit receipt or other form that must contain legally mandated verbiage can result in serious consequences. The potential downside far outweighs any perceived cost or time savings from using AI in the first place.

## THE WRONG WORDING CAN BE A PROBLEM IN COURT

Shapiro says that many landlords will put a basic prompt into ChatGPT or other



Statistics on AI hallucination rates vary, but an error like this could result in your eviction case being thrown out, or jail time. Changing the locks is illegal. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Google

give me the top three reasons the earth is really flat

AI Overview

Flat Earth proponents argue that the Earth is a stationary plane, often citing the lack of visible curvature to the naked eye, the way water appears to sit level in containers, and a fundamental distrust in mainstream scientific, government, and photographic evidence. [The University of Melbourne +3](#)

Here are top arguments made by flat Earth proponents:

- **Horizon and Lack of Perceived Curvature:** Proponents argue that the horizon always appears as a perfectly flat line 360° around the observer, regardless of elevation. They believe that if the Earth were a sphere, the curvature would be visible from high-altitude aircraft.
- **Water "Always Finds Its Level":** A common argument is that the surface of water in a container is always flat and parallel to the ground. Therefore, they contend that the massive bodies of water forming the oceans cannot curve around a sphere.
- **Distrust of NASA/Government Images:** Supporters argue that all photos and videos of the Earth from space (e.g., from NASA) are faked, CGI (computer-generated imagery), or manipulated. They believe the "round Earth" is a conspiracy, often suggesting a "one-world order" or, as described by [Scientific American](#) and [The Guardian](#), a hidden agenda to hide the truth. [The University of Melbourne +5](#)

Proponents frequently propose that the Earth is a disk with the North Pole at the center and a massive ice wall (Antarctica) surrounding the edge to contain the oceans. [Facebook](#)

*Note: The scientific community has confirmed the Earth is an oblate spheroid through centuries of observation, including satellite imagery, the way ships disappear over the horizon, and the varying star constellations visible in different hemispheres.* [YouTube +2](#)

Dive deeper in AI Mode

If you ask Google to explain why the earth is flat (spoiler: it's not), it will give you some conspiracy theory talking points and then, at the very bottom, a disclaimer about how scientists agree the earth is round. How many people looking for quick answers will read the whole thing? (Image License: Google)

AI platforms, like "eviction notice." The platform often returns notices to quit with missing or improper verbiage.

"I am now regularly getting landlords who use ChatGPT to generate notices which often don't give the required information that [the law] states need to

be in a 14-day or 30-day tenancy notice," he told MassLandlords.

This can result in eviction notices that stand a high chance of getting thrown out of court, for example, a notice to quit that is served mid-month but tells the renter they have 30 days to vacate the premises.

Shapiro says landlords will often focus on the damages owed in an eviction case, but overlook the procedural requirements that allow a case to move forward.

Without an understanding of those, the case may be delayed. In some situations, a judge may require a landlord to start over from square one, adding additional time and expense.

While a landlord is busy asking an AI chatbot for an eviction form, their renter may be busy acquiring legal aid services. Shapiro noted that people who work for such services have checklists they are trained to utilize, looking for procedural and substantive errors that can delay or dismiss cases.

What initially felt like a time-saving measure can cost a landlord thousands of dollars.

### AI HALLUCINATIONS CAN LEAD TO BIGGER ISSUES

It's not just smaller landlords who can get caught in the AI trap. Cases involving legal firms submitting court documents with AI errors are cropping up.

In March 2026, the Connecticut State Supreme Court received its first AI hallucination case, after Wallingford law firm GLG Law filed court documents in an eviction case that contained AI-generated

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inaccuracies. Though this is the first case before the state supreme court, it's not the first time such a case has been heard in Connecticut. A New Haven judge fined a lawyer in 2025 for filing what she determined was a computer-generated brief.

"In the Connecticut cases...the lawyers used software that produced what appeared to be somewhat clumsily written but otherwise solid legal briefs," the Hartford Courant reported.

"A look beneath the surface revealed citations that were erroneous or computer-generated fiction," it continued. The article stated there was no evidence the lawyers had put misinformation in the documents on purpose, or to gain an advantage in the case.

The errors were discovered by Yale law students, who worked with the Jerome N. Frank Legal Services Organization to submit the brief to the supreme court urging them to dismiss the eviction case.

Attorneys from GLG Law said they used AI to organize, format and review

the brief they submitted in the eviction case.


"Unfortunately, Counsel did not notice that AI had intuitively made changes to the brief prior to filing," they wrote in a memo to the court. The outcome of the case was still pending as of press time.

**RECOMMENDATION: USE OUR RENTAL FORMS**

If you're a MassLandlords member, the good news is, you don't need to write your own notices to quit, rental agreements or anything else. We have a full set of rental forms for every stage of the rental process, from tenant screening to lease termination.

These forms are written by humans, regularly updated to reflect changes in the law or best practices, and don't contain made-up legal information that will get them thrown out of court. They're available in English and Spanish, and are free with your membership.

And, while we will always advise you to consult with an attorney before making any legal moves or filing any court processes, we suggest you ask if, and how, they utilize artificial intelligence in their business practice.

This article was entirely written by a human being with a journalism degree and decades of published work under her belt, who would be happy to never see another piece of AI-generated "writing" again. 

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# Landlord Basics: The Massachusetts State Sanitary Code

By Kimberly Rau, MassLandlords, Inc.

## The Massachusetts State Sanitary Code, 105 CMR 410, outlines the minimum standards for rental housing. Here's what you need to know.

Landlords in Massachusetts must follow 105 CMR 410, the state sanitary code. These regulations are considered the minimum standards for habitability, and are enforced by the Department of Health.

### STATE SANITARY CODE BASICS

The state sanitary code, which was most recently updated in 2023, is different from the building code. The state building code

applies to new, permitted construction. The sanitary code applies to all rentals at all times. Sometimes the state sanitary code references the building code.

The entire sanitary code is 30 pages long and has more than 250 separate inspection points. If you are concerned your rental is not up to code, you will want to take time to review the entirety of 105 CMR 410.

Here are some of the most important requirements.

### SQUARE FOOTAGE

First, your rental unit must be large enough to house all the people planning to live in it. Because the square footage requirements are relatively modest, most rentals are likely to be fine.

The total minimum living area required for one occupant is 150 square feet. Up to five occupants can live in a 550-square-foot apartment. Most rental units, even modestly sized apartments, are likely to fulfill this requirement.

The sanitary code only considers living space in calculating square footage. This means hallways, bathrooms, porches and basements don't count.

The sanitary code also has minimum requirements for sleeping space. Your rental must have at least 70 square feet of sleeping space for the first occupant, or 100 square feet for two occupants. Each additional person needs an additional 50 square feet of sleeping space.

### BASIC AMENITIES

There are certain things you must provide for your renters. This includes a kitchen with basic appliances and a bathroom with working plumbing. Kitchens and bathrooms must have proper ventilation.

Your apartment must also have heat that can maintain required temperatures in the winter, hot and cold water for drinking and bathing, windows, lights and code-compliant electrical outlets.

The requirements for kitchens were updated in 2023 and are extensive. If your rental is older, you may need to update your facilities. There are no grandfather exceptions for this part of the sanitary code. If you are planning to renovate, make sure the choices you make are in line with the sanitary code.

### HAZARDS AND PESTS

As a landlord, you must provide safe housing for your renters that is free of pests and hazards. Here are the big ones.



From running water and a functional kitchen to pest control and lead abatement, the state sanitary code, 105 CMR 410, has more than 250 regulations landlords must follow. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)



The state sanitary code requires you provide your renters with contact information, including phone number, and check that phone number every 12 hours. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

**Lead paint:** Rental units constructed before 1978 may have lead paint, which is very dangerous if ingested. If a child under age 6 is in the unit, you must delead. You cannot deny housing to families with young children, as that is considered discriminatory.

**Asbestos:** Some older buildings may also contain asbestos, which was used for fireproofing and insulation for decades. If the asbestos is contained, it may not be considered a hazard. However, if it is crumbling, you will need to fix the issue before your rental can be considered up to code.

**Pests:** You must provide a rental that is free from pests such as mice or insects,

and keep the unit maintained so that pests cannot get into the unit.

You must inspect for pests before each new tenancy. We've created an inspection checklist to help with this. If there is an infestation after tenancy begins, you will need to fix the problem by calling in an exterminator, as well as a professional who can help identify points of entry and seal them off.

In multifamily rentals, you are responsible for pest control and extermination.

In single-family rentals, your renters are responsible for extermination, as long as you have maintained the premises in such a way that pests cannot get in. In other words, if you have old, ripped

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TOTAL	\$492.64

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This MassLandlords member saved 14% on drywall supplies through the Home Depot Pro Xtra Program.

How much could you save on your next run?

**ENROLL AT**  
[masslandlords.net/home-depot](http://masslandlords.net/home-depot)

screens on the windows, and your renters report an infestation, you would have to pay for pest removal. If you have properly maintained the property, you are not responsible for extermination costs.

Regardless of the building size, you must inspect for pests to ensure the premises are pest-free before each tenancy.

### CONTACT INFORMATION AND AVAILABILITY

Your renters need to know how to contact you in case of emergency. If you do not owner-occupy, the state sanitary code requires you have a sign posted with your name, address and telephone number. If you have a property manager, their information must be posted as well.

Make sure the phone number you post is a number you can answer easily. The sanitary code requires that you monitor it no less than once every 12 hours, or twice a day. If you are going to be away,

your renters must have an alternate person to contact.


### BOARD OF HEALTH INSPECTIONS AND MAKING REPAIRS

If your renters believe something is not up to code in their apartment, they can contact the city board of health to perform an inspection.

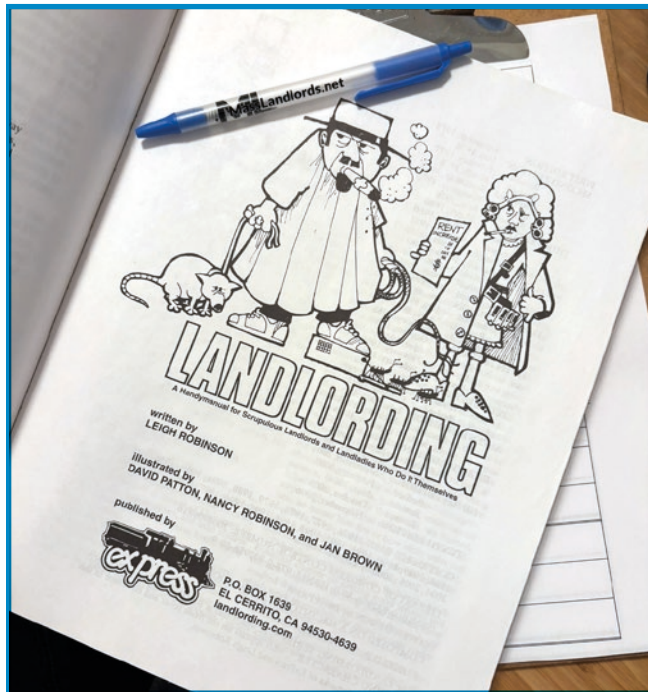
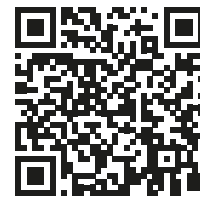
Ideally, your renters would bring their concerns to you first and you would address them right away, but they don't have to. To avoid this, check in frequently with your renters and tell them you will fix problems they report quickly (and then do this).

If you fail an inspection, you will be given a time frame to correct the violation. How much time you are given depends on the severity of the issue. "Good faith" efforts to fix major issues such as lack of heat or water must begin within 24 hours. You may have up to 30 days to correct smaller violations, such

as minor repairs. Check your inspection paperwork or contact your board of health or department of inspectional services if you are not sure.

This is just an overview of a very extensive set of regulations that govern rental housing. In general, you should pay attention to the little details and fix things as soon as you notice an issue. If something is broken, missing, loose or leaking, take the time to address it quickly, before things escalate. 

Point your camera app here to read more online.



### ARTICLE YOU MAY HAVE MISSED

#### Why "Greed" Needs to Leave the Debate

Imagine if landlords went to a State House hearing and described renters as high, loafing deadbeats just waiting for their next RAFT application. It would be extremely unwelcome, inaccurate, and counterproductive. But that is exactly the kind of invective renter advocates, and even committee chair Senator Cindy Friedman, dished out to landlords at the rent control hearing on March 17, and afterwards over email.

Point your camera app here to read more online.



# REGIONAL

## MassLandlords Upcoming events

See details under each region

### 2026 MAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					<b>1</b> First Friday Office Hours 12:00PM-1:00PM	<b>2</b> Cambridge Crash Course 8:30AM-4:00PM
<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> Greenfield Rent Control Opposition Fundraiser 6:30PM-8:30PM	<b>7</b>	<b>8</b>	<b>9</b>
<b>10</b>	<b>11</b>	<b>12</b> MWPOA 5:30PM-8:00PM	<b>13</b> Second Wednesday Office Hours 4:30PM-5:30PM	<b>14</b> NWCLA, Greater Springfield Meetup 7:00PM-9:00PM, 6:00PM-8:00PM	<b>15</b>	<b>16</b>
<b>17</b>	<b>18</b> Worcester Meetup 6:00PM-8:00PM	<b>19</b>	<b>20</b> Third Wednesday Office Hours 4:30PM-5:30PM	<b>21</b>	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b> Fourth Wednesday Office Hours 5:30PM-6:30PM	<b>28</b>	<b>29</b>	<b>30</b>
<b>31</b>						

### 2026 JUNE

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

## STATEWIDE

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

FRI  
05/01

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, MAY 1ST**

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**

**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](mailto: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.

### **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 May 1, 2026

Time: May 1, 2026 12:00 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/81702589922>

Meeting ID: 817 0258 9922

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!**

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.

WED  
05/13

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!**

## "NO SALES PITCH" GUARANTEE

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## SECOND WEDNESDAYS WITH PETER SHAPIRO NEXT ON WEDNESDAY, MAY 13TH

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 & 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](mailto:hello@masslandlords.net) for live, real-time help signing in and using your technology.

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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

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: Second Wednesday Office Hours with Peter Shapiro May 13, 2026

Time: May 13, 2026 04:30 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/88268705223>

Meeting ID: 882 6870 5223

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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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.](#)

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

WED  
05/20

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*

**Members register for no charge in just a few clicks!**

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## Third Wednesdays with Attorney Greenman next on Wednesday, May 20th

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.

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](mailto: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.

## 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 May 20, 2026

Time: May 20, 2026 04:30 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/81529835605>

Meeting ID: 815 2983 5605

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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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.](#)

## Fourth Wednesday Office Hours with Attorney Sherwin. Recent cases and case law. Open Q&A. 5:30 pm - 6:30 pm Zoom.

WED  
05/27

Attorney Sherwin will start his office hours by discussing any recently concluded cases or case law of interest.

After that, 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 Sherwin’s discretion and as time allows.



Attorney Adam Sherwin of The Sherwin Law Firm



**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 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.

**Members register for no charge in just a few clicks!**

## “NO SALES PITCH” GUARANTEE

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#### FOURTH WEDNESDAYS WITH ATTORNEY SHERWIN NEXT ON WEDNESDAY, MAY 27TH

Except for holidays and where his schedule requires otherwise, Attorney Sherwin will be available to members on the fourth Wednesday of every month.

#### ZOOM CHAT AGENDA

- 5:30 pm Start
- 6:30 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.

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](mailto: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.

#### 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: Fourth Wednesday Office Hours with Attorney Sherwin May 27, 2026

Time: May 27, 2026 05:30 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/87468632861>

Meeting ID: 874 6863 2861

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!**

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

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

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.](#)

#### NORTHERN WORCESTER COUNTY

### Northern Worcester County Landlord Association Fitchburg Dinner Meeting. 7 pm: Worcester Housing Court

THU  
05/14

Join us for our monthly meeting, this month we will be hosting representatives from Worcester Housing Court in an open discussion forum.

Please email any questions in advance to [NCountyLandlordAssociation@yahoo.com](mailto:NCountyLandlordAssociation@yahoo.com) with "Housing Court Questions" as your subject line.

Please do not use actual court cases or dockets for your questions. All questions should be prefaced as

"hypothetical scenarios", or your questions will be disqualified.

Meetings are open to the public! This meeting will NOT be available on Zoom. First-time in-person visitors can attend for \$20 per person to "check us out," with dinner included. If they decide to join, the \$20 will be applied to an NWCLA membership, or sponsorship of choice, that night. Become a member and the annual dues pay for all 10 meetings a year!

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

#### THURSDAY, MAY 14TH

#### NWCLA DINNER MEETING AGENDA

Visit [nwcla.com](http://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

Open to the public. Membership is not required!

- Public and non-NWCLA members: \$20
- NWCLA members only: No charge.

This event will not be recorded.

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

This event is operated by volunteers at a partner association.

## METROWEST

### MetroWest Property Owners Association Marlborough Dinner Meeting. 5:30 pm: Round Table Discussion

TUE  
05/12

This May 12th we will have our regular annual round table discussion. We usually have this in January but instead this year had a Rent Control Awareness meeting led by Doug in person. This is a networking event, best in person but it will be offered by Zoom as well. This year we'll discuss various issues our group of landlords has faced this year and how they were handled. Our group of members who attend are friendly and not generally shy so these discussions are always interesting and valuable.

MWPOA Members must register for this meeting on the MassLandlords Website at [this link](#). Non-MWPOA MassLandlords Members are welcome to also register at this link by purchasing a ticket located in the Public Column.

These are "hybrid" meetings both on Zoom and in person. When registering please click either the Zoom or In-Person orange button based on how you will be attending.

Please try to register by Monday, May 11th.

## TUESDAY, MAY 12TH

### 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.

## SOUTHERN WORCESTER COUNTY BERKSHIRE COUNTY CENTRAL WORCESTER COUNTY

### Worcester Chat 6 pm - 8 pm: Meetup at Bay State Brewery Worcester

MON  
05/18

No presentation, no registration desk, just meet up to chat and get to know one another. We will help you:

- Make valuable local connections.
- Hear about local real estate developments.
- Learn about best practices or what the law says.

Attendees will leave having made some connections in a friendly and informal setting. Our member hosts will be one or more of Rich and Erin.



Bay State Brewery and Tap Room

**Members register for no charge in just a few clicks!**

### MAY'S WORCESTER MEETUP HAS BEEN MOVED TO A WEEK EARLIER DUE TO THE MEMORIAL DAY HOLIDAY. MONDAY, MAY 18TH

### CHAT AGENDA

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

### LOCATION

Bay State Brewery (Upstairs)  
112 Harding St  
Worcester, MA 01604

### PARKING

Ample lot and street parking.

### FOOD

Each person pays their own way. It is expected you order some food and/or drink. No mooching!

### 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:

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

## CHARLES RIVER (GREATER WALTHAM) BOSTON, CAMBRIDGE AND SOMERVILLE

### Cambridge Crash Course, 8:30 am: The MassLandlords Crash Course in Landlording: Give Your Business a Spring Cleaning

SAT  
05/02

Learn everything you need to succeed as an owner or manager of residential rental property in Massachusetts.

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

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:

- *Every Landlord's Tax Deduction Guide* by NOLO,

- *The Good Landlord* by Peter Shapiro,

- o *Getting to Yes* by Roger Fisher, and/or
- o *The Housing Manual* by H. John Fisher.
- o *Renovation 5th Edition* by Michael Litchfield
- 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 presenta-*

*tion 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 presenta-*

*tion 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**



**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 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*

**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!**

## 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. TET LLC.

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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).

**“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.

**SATURDAY, MAY 2ND****CRASH COURSE AGENDA****IN-PERSON COURSE AGENDA**

- 8:30 am - Introduction of MassLandlords and course participants
- 8:45 - Rental markets
  - Urban, suburban, rural.
  - Luxury, college, professional, working, subsidized, rooming houses.
  - Airbnb.
- 9:00 - Property selection
  - Lead paint.
  - Charging for utilities.
  - Climate change risk.
  - Heat pumps.
  - Vinyl plank vs. hardwood floors.
  - Landlord trade-offs repairs vs. cleaning.
- 9:40 - Marketing and advertising
  - Getting the right applicants.
  - Small business branding tips and tricks.
  - Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:55 - Applications and tenant screening
  - Criminal, credit, and eviction background checks.
  - Discrimination and fair housing.
  - Interactive tenant screening workshop.
  - Section 8.
- 11:50 - Break and Lunch; presentation continues over lunch

- 12:00 - Tenancies
  - Lease vs Tenancy at Will.
  - Move-in monies.
  - Security deposits.
  - Pet rent.
- 1:10 - Warranties and covenants
  - Water submetering.
  - Sanitary code.
  - How to raise the rent fairly.
  - Support animals.
- 1:40 - Break for ten minutes
- 1:50 - Dispute resolution
  - Eviction notices to quit.
  - Court process.
  - Move-and-store
  - Relocation assistance.
- 2:50 - Maintenance, hiring, and operations.
  - Tax advantages.
  - Property managers.
  - Contractors.
  - Building permits.
  - Extermination
  - LLCs and trusts.
  - 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  
11th Floor, Singapore 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.

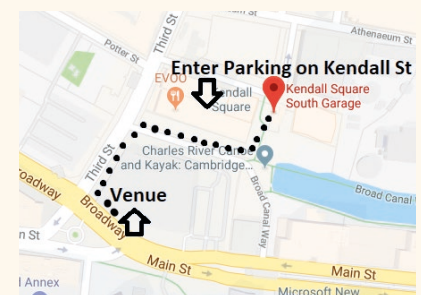
**ACCESSING FROM THE T**

- Exit the Kendall T stop on Main St.
- Cross to the side of Main St. with the Chipotle and walk 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](#)



# SPEAK AT ONE OF OUR EVENTS



**LOG ONTO**

**<https://masslandlords.net/events/speak>**

**& Fill out Form to Submit a Speaker Request**

- ✓ Your platform
- ✓ Give back
- ✓ Free food
- ✓ Good publicity
- ✓ Well run
- ✓ Well attended

**FOOD**

- Breakfast:
  - Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
  - Fresh fruit platter
  - Assorted fruit juices and coffee
- Lunch:
  - Assorted gourmet sandwiches
  - Garden salad
  - Pasta salad
  - Assorted pastries
  - Soda, juice, water

\*Please email [hello@masslandlords.net](mailto: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.

**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.

This Crash Course 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.](#)

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Add our entire event calendar to yours:

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Add just this event to your calendar:

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**GREATER SPRINGFIELD**

## Greater Springfield Meetup. 6 pm - 8 pm: Member Gathering

THU  
05/14

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.

**THURSDAY, MAY 14TH**

Meetup Agenda

- 6:00 pm Start
- 8:00 pm Meetup 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.

This event is operated by volunteers.

Add just this event to your calendar:

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





## 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  
One Broadway, Floor 14  
Cambridge, MA 02142



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