
**The Rent Control Compromise
Line by Line: What Does It Mean
for Landlords and Renters?**

**MUC Receives State Grant to
Launch Two Biodiversity Projects**

**Rent Control Ballot
Question Defeated
for 2026; Donations
Still Needed**

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Realtors (MAR), and the Greater Boston Real Estate Board (GBREB). Proponents are opposed to the redline edits as they would violate the requirement that the summary be "fair and concise," and move beyond the scope of a summary to help voters understand the proposed initiative. Proponents also include and attach proposed redline edits to the Attorney General's proposed summary.

"Referencing G.L 40P in the summary would create confusion for voters... summarizing the language in 'plain English' would be... necessarily partisan."

4 Selecting a single section or sentence of the existing law to cite in the summary cannot achieve the goal of ensuring the summary is "complete enough to serve the purpose of giving the voter who is asked to sign a petition or who is present in a polling booth a fair and intelligent





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LETTER FROM THE EXECUTIVE DIRECTOR

Hard Work Pays Off

Our Letter from the Executive Director for July 2026 celebrates a court victory against rent control and doesn't miss a beat as we work toward creating better rental housing.



The last year, we've given our all to fight rent control, and it has paid off! For now, Massachusetts is free of the seemingly obvious but surprisingly bad idea that rent control is part of the solution to the housing crisis.

What will fix the housing crisis? Short-term, we need rental assistance. Long-term, we need both market and public construction. In and among all this, we need education, labor, materials, zoning reform and alternatives to car dependency. And we need to do it all with zero emissions.

The folks who failed to enact rent control have failed to understand the complexity of the world we share, the need to work together to solve shared problems, and the importance of good legal drafting. But in general, folks on both sides of this lied and dissembled in an attempt to advance their interests. Let's not repeat this.

I stand ready to listen to anyone, to meet with anyone, and to have a candid and respectful conversation about where we can agree and what we may try to do together. It's not zero-sum. The pie can be bigger. We can all thrive. Mistrust stops us from trying. Let's listen to one another? Let's be candid and inclusive?

There is a lot of work going on besides our opposition to rent control. We have connected half a dozen members with researchers from Princeton and MIT considering writing a paper on how landlords select renters. The City of Boston signed an agreement for judgment with MassLandlords admitting noncompliance with the public records law; we are working through enforcement. Our spin-off conservancy got a grant. We made a major site speed-up for existing members. We continue to migrate members off of legacy billing systems.

It sounds like we're doing amazing! But I'll be honest: We are underfunded. We punch far above our weight. Join as a member, or if you are already a member, become a property rights supporter and increase your level of support. I know you don't have enough for all the projects you want to do, but imagine what rent control would have cost you! Invest a little of that savings back in us.

Together we're creating better rental housing, and we have a lot more work to do. Fund us to do it.

Point your camera app
here to read more online.



Sincerely,
Doug
Executive Director
MassLandlords, Inc.

Rent Control Ballot Question Defeated for 2026; Donations Still Needed

The 2026 rent control ballot question has been defeated! Donations are needed to support MassLandlords' 2026 budget and cashflow.

On June 23, the Supreme Judicial Court struck down the attorney general's certification of the rent control ballot question as unconstitutional. There is no ballot question, and no expected rent control compromise anymore.

Success is attributable to the cooperation between MassLandlords, the Greater Boston Real Estate Board and the official Housing for Massachusetts ballot opposition campaign. A majority of the

funding came from the Greater Boston Real Estate Board.

This is a tremendous victory, but at a high cost: MassLandlords' share of the litigation, the advertising and the lobbying came in over budget. MassLandlords' cash forecast shows an uncertainty around meeting fall obligations.

We are asking all landlords to join as a member and all members to make a property rights supporter contribution. We want to continue our strong and vocal defense of our mission to create better rental housing without cuts.

UNDERSTANDING MASSLANDLORDS' SPENDING TO WIN

Rent control is a "die on the hill" moment for us: We know we need to put everything into the fight to protect you, your investment and your renters' homes. That's just what we did.

Last December, we toured Massachusetts to fundraise for this fight. We raised \$72,000 in new donations, which for mom and pop landlords is a big deal. We've spent more than we raised:

- January: Materials to lobby the State House for a funded compromise: \$13,000.
- March: Two amicus briefs, \$93,000.
- April: Spanish language RentControlHistory.com, plus member services, anticipating a whole market campaign this fall: \$21,000.

We've drained ourselves to the bottom of the tank for this. But look at what we've done!

IMPERMISSIBLE EXEMPTION FOR RELIGIOUS INSTITUTIONS

Four legal arguments were raised in opposition to the ballot question:

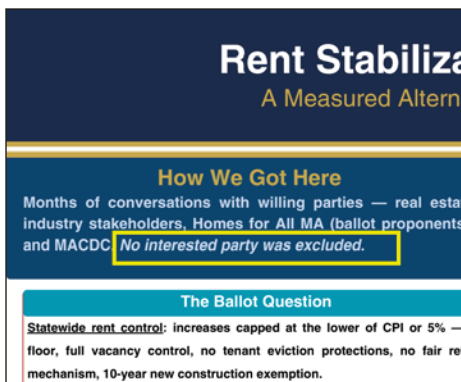
- 1.) It would appropriate (take) private property to public purpose without compensation, which cannot be done by a ballot question.
- 2.) It would exempt properties operated for religious purposes, but religion cannot be considered on a ballot.
- 3.) It would regulate long-term housing and vacation rentals, but ballot question components must be related. Long-term housing is not the same as vacation rentals.
- 4.) It would have been presented to the voters with a false and misleading summary.

One of these arguments was featured at the hearing: religion. This, as it turns out, was what the court selected as the winning argument.

The court wrote, "Initiative Petition 25-21 subjects all 'covered dwelling units' to rent control. However, the petition excludes several categories of residential properties from its definition of 'covered dwelling units,' including those in 'facilities operated solely for educational, religious, or nonprofit purposes...'

"The petition contains matters 'relat[ing] to religion, religious practices or religious institutions' in violation of art. 48."

That's it. Done!



A false and misleading document produced by the Massachusetts Association of Community Development Corporations implies MassLandlords, the Greater Boston Real Estate Board, NAIOP, MAR, SPOA or any number of organizations were involved. None were. Yellow box added by MassLandlords for emphasis. (Image: Fair Use)

NO NEED FOR “OUR LADY OF THE SECURITY DEPOSIT”

Had the religious exemption become law, MassLandlords’ might have recommended to members that they consider declaring their religious purpose to their renters to exempt themselves from rent control. The law doesn’t require a church to own the land or even that the property be owned by a nonprofit. One simply needed to have a faith-based purpose for operating rental housing.

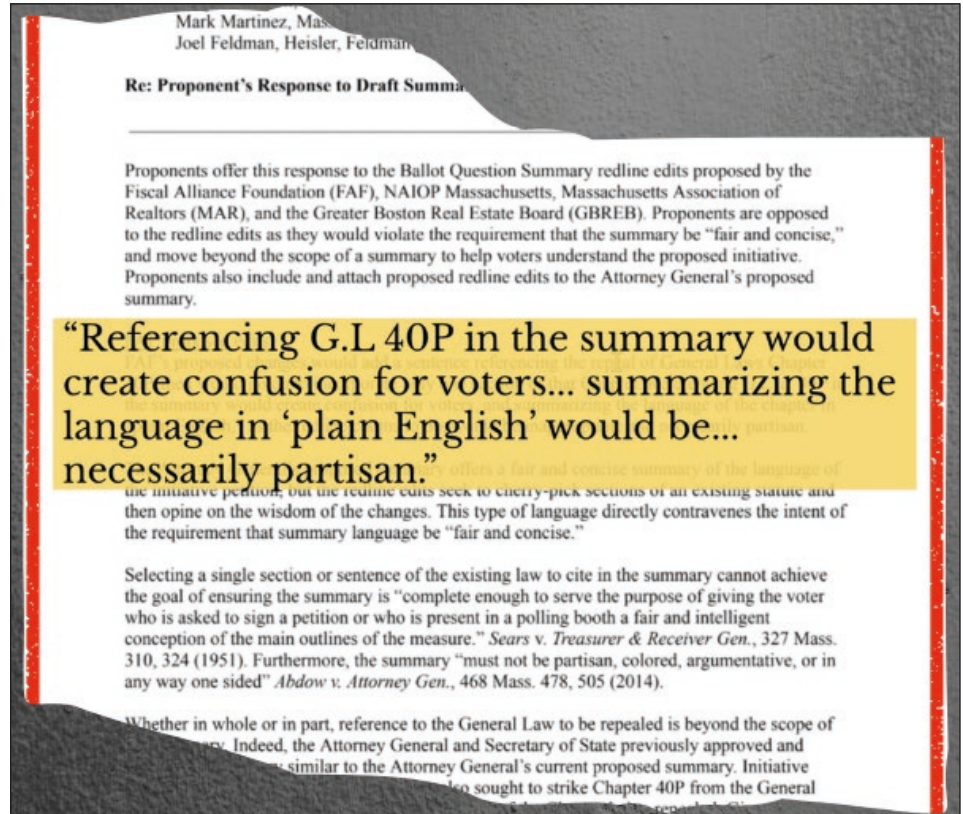
You have to have faith to operate rental housing in Massachusetts, anyway, right?

We’d have to be careful not to suggest or imply to our renters that we have a preference for their religion, only that we ourselves have a faith-based purpose for being in real estate.

Any member who was operating housing out of a conviction to do good could be said to be operating with a purpose or with faith. This might have been enough. This issue is what the courts sought to sidestep:

“[I]n order to enforce the proposed law, the exemption would require the government to determine if a facility is ‘operated solely for . . . religious . . . purposes,’ and then make an enforcement decision based on the facility’s religious purpose (or lack thereof).”

The ballot question stipulated that religious purpose was exempt from rent control, independently of nonprofit status. This would have opened a quagmire of public inquiry into who’s religious and who’s not.



This email from Andrea Park, Massachusetts Law Reform Institute, proves proponents sought to hide the truth. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Surprisingly, religion was the only argument the court addressed. None of the three other arguments were even considered. This means the other three arguments can be used next time. The court are explicit on this point. Footnote 6 from the decision:

“Given the result we reach, we do not address the plaintiffs’ alternative

arguments that the petition is inconsistent with the right to receive compensation for private property appropriated to public use, that it violates art. 48’s related subjects requirement, or that the Attorney General’s summary of the petition is unfair.”

In the words of Tad Heuer of Foley Hoag, MassLandlords’ counsel for our

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primary amicus brief, "Those issues remain live and problematic for any future ballot question that may try to reimpose rent control."

Pending what the proponents may try next time, we're ready now more than ever.

PROPOSERS SLAPPED DOWN?

It is a rare ballot question that fails so utterly to meet the requirements that it is struck down by the court. The usual position is deference to democracy. "Let the people decide!"

That the rent control ballot question was struck down without the court even considering three of the four arguments could be viewed as a serious indictment of the proponents' approach. Had they been acting in good faith, this would be an exceedingly technical way to stop a ballot. But the proponents did not act in good faith.

We have said from day one that they were lying and were attempting to delete our right to compensation in secret.

We have litigated for years against the City of Boston to expose improper, undisclosed lobbying in favor of rent control (we won that case, by the way; full article to come).

Phoebe Fischer-Groban at the attorney general's office misled us into providing inadequate testimony last August. When challenged, she issued a non-apology apology.

Andrea Park at the Massachusetts Law Reform Institute wanted to hide from voters the fact that the ballot question

would delete housing providers' right to compensation. When challenged, she refused to edit the summary.

Nathanael Shea of the Massachusetts Association of Community Development Corporations was circulating rent control text claiming that MassLandlords and other real estate groups were backing it, saying "No interested party was excluded." When challenged, he did not reply. Nor did CEO Emily Haber.

The proponents did a bad job from start to finish. Their text was bad. They lied repeatedly. They deserved to be slapped down. And most importantly, after this failure, they will have a hard time raising funds again.

Remember in 2024 a similar rent control ballot question was stopped for failure to raise enough signatures. This makes two in a row.

The proponents only have two real assets:

- They can bank on a majority of people not knowing how complex the world is, such that they might vote for rent control despite the unintended consequences.
- They lobby with impunity, taking tax-exempt money as 501(c)3 charities and spending it without reporting. This is a violation of city ordinance, state law and federal tax law.

Who will shine a light on the proponents' noncompliance, or level the playing field for mom and pop owners, if not MassLandlords? Our mission is to create

better rental housing. It's time to get those other groups out of our way.

WE MIGHT HAVE WON EITHER WAY

Even without this court decision, it bears mentioning that we were ready to win the statewide ballot fight regardless. Proprietary polls taken for the Housing for Massachusetts campaign indicated approval for rent control statewide had fallen roughly 17 points from last fall, from around 65% to around 48% leaning yes, with a growing block of voters already decided "no."

Please donate. The request is \$80 per member or whatever higher amount you may feel able to give.

Not a member? [Join.](#)

Defeating rent control is what we can do with a shoestring. So why not invest in us in a big way? Let's make Massachusetts the best place to own and to rent. Let's hold the nonprofits accountable. And let's actually create the rental housing these nonprofits claim they so desperately want. Next time, we'll have stopped it before it starts. [ML](#)

Point your camera app here to read more online.



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Rent Control Off the Ballot? Advocates Make 11th Hour Compromise with Real Estate Mega Corporation

THIS ARTICLE WAS ORIGINALLY WRITTEN TO DISSUADE GRASSROOTS SUPPORTERS OF RENT CONTROL FROM SUPPORTING THE KEEP MASSACHUSETTS HOME COMPROMISE. THE COMPROMISE WAS ATTEMPTED BEFORE RENT CONTROL LOST IN COURT. AS A RESULT OF THE COURT DECISION, RENT CONTROL IS NOT IN EFFECT AND THERE WAS NO COMPROMISE ENACTED, EITHER.

Keep Massachusetts Home reached a compromise with Winn that weakens rent control proposal, and still harms renters and mom-and-pop landlords.

In a surprising move at the end of business on Friday, May 29, Trevor Samios, Executive Vice President, Operations Strategy & Solutions of WinnCompanies, emailed a private distribution list to say, “the Homes for All leadership body has officially agreed to the legislative compromise as it is written now. The vote is confirmed. Have a great weekend, everyone!”

Proponents conceded on the rent cap, agreeing to CPI + 5% or 10%, whichever is lower, amounting to \$200 rent increases or more on a typical Boston apartment. They also conceded on the statewide mandate and vacancy decontrol.

Corporate real estate interests conceded just cause eviction and a return to 1970s rent control boards.

This is bad news for renters and mom-and-pop landlords who provide naturally occurring, affordable housing.


A rent control cap of up to 10% means that a “cheap” Boston apartment currently at \$2,500 a month could receive a monthly increase up to \$250 at renewal. Renters looking to move will find vacancy decontrol makes finding a new affordable apartment just as hard, if not harder, than it is now.

Landlords needing to raise the rent for even minor renovations will need approval from a rent control board to do so. The last time Massachusetts had rent control, rent control boards delayed renovations, improvements and evictions as they reviewed every case before voting.

Renters already suffering under landlords who claim they do not have the money to make repairs will find that repairs and improvements come even more slowly under a rent control board, reducing rent-controlled units to squalor. A condemned apartment means finding a new one, which will be more difficult under rent control.

While there are exemptions for owner-occupied properties with four units or fewer, individuals who rent out single-family homes or other small rental properties will still be subject to rent control. Meanwhile, Winn receives an additional 5 years of exemption, totaling 15, for any new construction.

“It’s just like during the pandemic, when Winn got out ahead of everyone in declaring their own eviction moratorium, but forgot that small owners and renters also needed rental assistance,” said MassLandlords Executive Director Doug Quattrochi. MassLandlords was not part of the compromise negotiations. “Fifteen thousand of our 70,000 mom and pop landlords sold out. Renters found it impossible to qualify for an apartment.”

This compromise may help get rent control through the legislature, but ultimately will only benefit the mega corporations that proponents like City Life/Vida Urbana claimed to be keeping in check with their ballot question. 

Point your camera app here to read more online.



From: Samios, Trevor <tsamios@WINNCO.com>
Sent: Friday, May 29, 2026 4:40 PM
Subject: UPDATE: Rent Stabilization Framework
Importance: High

All- the Homes for All leadership body has **officially agreed** to the legislative compromise as it is written now. The vote is confirmed.

Have a great weekend, everyone!

Trevor Samios | WinnCompanies
Executive Vice President, Operations Strategy & Solutions
Chair, Connected Communities

One Washington Mall, Suite 500, Boston, MA 02108

The email we received announcing a compromise had been reached. MassLandlords was not part of the negotiations. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

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July Notice for 2026 Annual Business Meeting and Elections

Our 2026 Annual Business Meeting and Annual Election will be held electronically in October 2026. Now is the time to read about our election processes and nominate candidates.

MassLandlords, Inc. is a 501(c)6 nonprofit trade association. Our mission is to create better rental housing in Massachusetts by helping current, new and prospective landlords run sustainable, compliant, quality businesses. We are democratically governed by our annual election for the statewide Board of Directors, as well as our ongoing policy priorities survey. The next annual election is in October 2026, and nominations are needed now.

TWO FORMAL WAYS MEMBERS CAN GIVE INPUT

MassLandlords members can steer our actions through two formal voting channels. The first is our policy priorities survey. The second is our annual election for director.

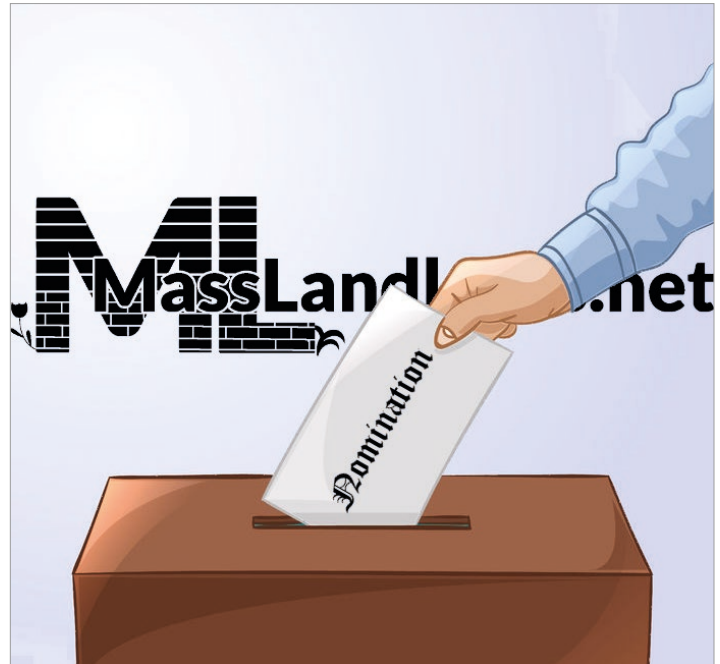
On December 31, 2026, a Director from our statewide Board of Directors must step down. Our form of term limits prohibits consecutive terms, ensuring that every election is an open race with no incumbent. (Any past director can run again in a subsequent year.) We use score voting (highest average score wins) instead of a plurality (most votes win). This diminishes the impact of polarization. The directors who get elected tend to be those widely accepted by the most members at the time.

FOUR OUTGOING DIRECTORS

This winter we lose Sanjiv Reejhsinghani, whose term expires Dec 31, 2026. Sanjiv will have served only one year, account of his generously agreeing to step in to fill the vacancy left by the removal of a prior director. Sanjiv is eligible to run again.

We also lose three directors appointed for the rent control fight: Alec Bewsee, Steff Amun Ra, and Michele Kasabula. Alec, Steff and Michele previously hit their term expirations, but we extended their terms so that we'd have their support and guidance during the rent control fight. They are eligible to run again because their prior term ended more than one year ago.

Will you or a colleague step up to carry their work forward with MassLandlords? We have a great team of Directors in



Nominations are open for our 2026 annual election. Derivative of licensed 123rf.

place. We will be filling one seat this year to return the board to five directors.

REACH OUT TO US

Each region where MassLandlords members meet has a local network and message board and in many cases a volunteer board. The local volunteer boards may be by appointment or by local decision.

You can also run for state-wide director yourself. But remember it's a state-wide race! You will need to prepare a biography detailing what you can bring to the Board and what is your vision of MassLandlords in five years. You will also need to campaign on the message boards at a minimum.

THE BOARD OF DIRECTORS

Nominate someone for Board of Directors online or by emailing hello@masslandlords.net. Members in good standing can learn more about our bylaws and voting at MassLandlords.net/governance.

Read more about our Annual Business Meeting and Annual Elections. 

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Providence City Council Fails to Override Mayor’s Rent Control Veto

By Kimberly Rau, MassLandlords, Inc.

The Providence, R.I., city council was unable to reach a supermajority to override the mayor’s veto and pass rent control.

Providence, R.I. – Rent control will not be coming to Providence this year after the city council failed to obtain supermajority support to override Mayor Brett Smiley’s veto on the policy. Had it passed, rents would have been capped at 4%, with exemptions for landlords owner-occupying rentals with three or fewer units.

The 15-member city council gave first passage to its rent stabilization proposal in a 9 to 6 vote on April 2, 2026. This marked the first time in

Providence history that rent control had been proposed and approved by the city council. It received final passage from the city council by the same margin on April 16.

The victory was short-lived for rent control proponents, however; as the proposal had to be signed into law by the mayor. Mayor Smiley, who has publicly voiced his opposition to rent control, had already promised to reject the ordinance ahead of the vote. He vetoed the bill less than 24 hours after the council gave it final passage.

“Based on available data and the experience of other municipalities, policies of this kind do not lower rents and often lead to higher costs and diminishing housing stock across the

market over time,” Smiley reportedly wrote in a letter to the city council that accompanied his rejection.

“They can discourage new housing development, constrain supply, and ultimately make it harder for the very neighbors they are intended to help,” he continued.

Smiley also raised concerns about the five-member Residential Rent Regulation Board the ordinance called for, stating there were unanswered questions about how the board’s authority could be exercised. He also noted concerns about policy enforcement and other logistical issues, such as administrative support.

Following the veto, the city council had 30 days to vote on the ordinance again. A two-thirds supermajority vote of 10 to 5 was required to override the mayor’s veto. The council met on Friday, May 15, but only 10 of the 15 members attended. WPRI reported that nearly all of the counselors who had voted against rent control were not present. The measure failed by a vote of 9 to 1, killing rent control in Providence for the time being.

HOW DID THE PROVIDENCE RENT CONTROL PLAN COMPARE TO MASSACHUSETTS’ BALLOT QUESTION?

The now-defeated Providence measure bore some similarities to the statewide question proposed in Massachusetts. In some ways, it was more strict. We’ll go over some key details here. You can also read the full Providence rent stabilization proposal, and the proposed Massachusetts rent control ballot question.



After Providence, R.I., Mayor Brett Smiley rejected the city council’s rent control proposal, the council failed to get a supermajority vote to override the veto. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

RENT CAPS APPEAR STRICTER IN PROVIDENCE PROPOSAL; ACTUAL RESULTS WOULD VARY.

The Providence rent control plan called for a flat 4% limit on rent increases in a given year. The Massachusetts question at first seems more lenient: It would impose an annual rent increase cap of 5% or inflation, whichever is less.

It's the last part that makes Massachusetts' plan more restrictive. There have been very few years when inflation has exceeded 5%. Most years, landlords would be stuck with much smaller increase limits.

Had it passed, the Providence proposal would have set base rents at the amount being charged 180 days prior to passage. The ballot question in Massachusetts would force landlords to adjust their rent to whatever they were charging on Jan. 31, 2026, nearly a full 11 months before the vote.

BOTH PROPOSALS EXEMPT OWNER-OCCUPY RENTALS.

The Providence plan exempted landlords who owner-occupy buildings with three units or fewer. The Massachusetts rent control proposal is slightly more lenient, exempting landlords who owner-occupy buildings with four units or fewer.

One major difference is that Providence landlords who owner-occupy one of their properties would have been able to exempt a second property of four units or fewer as well, as long as they did not have other rentals beyond those properties. There is nothing like that in the Massachusetts ballot question.

NEW CONSTRUCTION LIMITS MORE LENIENT IN PROVIDENCE.

The rejected Providence plan would have had a 20-year exemption for new construction. If the Massachusetts ballot question passes, it will come with a smaller 10-year exemption.

This is a big difference, especially since recent data shows new construction permits drop precipitously when rent control is enacted, even in places with 23-year exemptions.

NEITHER PLAN ALLOWS FOR VACANCY DECONTROL; RULES VARY FOR IMPROVEMENTS AND TAXES.

Neither the Massachusetts ballot question nor the defeated Providence proposal allow for vacancy decontrol. That means that when your renter leaves, the new renter would be paying the same rent until the next allowable increase after their lease expires.

Had the Providence stabilization plan passed, a five-member rent control board would have been established to allow landlords who performed major renovations or repairs to petition for greater rent increases. Our ballot question calls for no such board, and in

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Rent control is defeated in Providence, R.I., at least for now. (Image License: Michael Denning for Unsplash)


fact leaves the question of enforcement wide open. This means landlords will have no avenue to petition for increases after major expenditures.

Providence would have allowed potential additional adjustments if property taxes increased by more than 5% in a single year. The question going before Massachusetts voters does not include a tax clause.

CONCLUSION

The Providence rent stabilization plan was far more detailed than the ballot question slated to go before Massachusetts voters this November. It considered major improvements, tax hikes and other things ignored by Bay State rent control proponents, and had a plan for enforcement. Even if rent control

boards are historically bad news, at least they had a framework sketched out.

In reading both proposed ordinances, it's clear Providence's plan had a lot more thought behind it than the one introduced in Massachusetts. Even with this additional attention to detail, the mayor vetoed the proposal, and a portion of the city council refused to back it. We agree with their actions. Rent control doesn't work, it didn't work for Massachusetts before, and it won't work now. 

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MUC Receives State Grant to Launch Two Biodiversity Projects

By Eric Weld, MassLandlords, Inc.

The Massachusetts Urban Conservancy (MUC) is funded to acquire two land parcels for biodiversity restoration with the support of a grant from the state.

MUC, the Massachusetts Urban Conservancy, Inc., a 501(c)3 charity created by MassLandlords, was awarded a \$22,000 state grant in

May 2026 to support two biodiversity protection and restoration projects in Worcester and Randolph.

MUC received the funding through the Land Conservation Assistance Grant from the Executive Office of Energy and Environmental Affairs (EEA). Announced in fall 2025, this is a new grant intended to protect undeveloped land in the state for conservation and outdoor recreation. The EEA grant is designed to support project expenditures over two fiscal years, FY26 and FY27 in this case.

Combined with funds raised through a [GoFundMe campaign](#), the grant enables MUC to move forward with acquiring two parcels of unbuildable land. The parcels were pledged for donation for the purpose of conserving them as undeveloped land and enriching their biodiversity and restoring pollinator habitats.

The grant funds will be used to cover closing costs around deed transfers, as well as contracting for boundary surveys, environmental assessments and potential actions stemming from the information collected from those services.

Following these preliminary steps, MUC intends to continue seeking funding to remove invasive plants and trees from the land, and purchase and plant native vegetation there. Those steps are important for protecting and restoring biodiversity and pollinator habitats.

We will also eventually create and install signage on the properties, both directional/informative and commemorating the land donors, using separate funding.

BENEFITS OF TREES AND NATURE FOR HEALTH, ECONOMY, BETTER GRADES AND MUCH MORE

MUC was incorporated in January 2025 with the intention of acquiring and protecting unbuildable lots in urban areas across Massachusetts, to restore biodiversity and grow and connect pollinator habitats on the lands.

We know from our associations with property owners through MassLandlords



This small patch of land in Randolph, was pledged to MUC by the Sudnovsky Family Trust. The land is untended and overgrown with invasive vegetation, a nature dead zone empty of pollinators, small animals and native plants. We plan to remove invasives, restore biodiversity and create a healthy ecosystem welcoming of pollinators. Image: CC BY-SA MassLandlords

that there are hundreds of small, unbuildable lots in the state. Many are in urban areas. These lots may be left over from development projects or deemed too small for building, on a wetland or a slope, or some other reason for development unsuitability.

Meanwhile, we also know that urban areas – environmental justice communities in particular – are lacking in native greenery and open, natural spaces that are proven to enhance life for residents in many ways. We have frequently cited studies showing that even modest exposure to nature in urban areas improves residents’ mental and physical health, economy, sociability, academic performance and other metrics.

While some urban or residential areas, such as our two lots pledged in Randolph and Worcester, host empty, green lots, they are overgrown and filled with invasive vegetation like bittersweet and knotweed. Those invasive plants, not native to our region, muscle out other plant species and tend to take over the lot. Invasive plants also offer far fewer food options for small animals and pollinators. The effect can be a lot that appears green, but is full of useless plants and weeds, and empty of animals, insects and healthy nature.

At the same time, biodiversity – a healthy balance of plants and animals that creates complementary conditions for growth of many species – and animal habitats, especially those of pollinators, are disappearing from urban areas. We are amid one of history’s



This invasively overgrown lot on Keach Avenue in southern Worcester, was pledged by MassLandlords member Mary Palazzo. The parcel, which lies beyond the road’s end, has been deemed unbuildable by the city. As with our Randolph property, we plan to remove invasives and re-enliven this property with native plants and trees. Image: CC BY-SA MassLandlords

largest extinction eras, in which tens of thousands of plant and animal species are dying out, to the detriment of our food and other life resources, and potentially to our future existence.

Starting with the two lots we are acquiring with this EEA grant, we at MUC envision building a statewide network of small, undeveloped parcels rich with biodiversity and native vegetation. Local residents and kids will be welcome to explore our semi-wild lots. They will be able to experience managed forest environments free of invasives, and know what healthy, biodiverse nature, full

of pollinator and animal activity, looks like right in their own backyards.

BENEFITS OF DONATING LAND TO MUC

When we reached out to MassLandlords members in 2025, inviting owners of unbuildable properties to donate the land to MUC, we were heartened by the response. We received interest from landowners in Springfield, Randolph, Worcester, Dorchester and other communities.

The landowners, as we emphasized, can save thousands by clearing the

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<p>CERTIFICATION</p>	<p>Become a Certified Massachusetts Landlord™.</p>	<p>HOME DEPOT SAVINGS</p>	<p>Members save on most items at Home Depot stores and online, including appliances, lighting, lumber, hardware, paint and more.</p>	<p>COLLECT CHECKS ONLINE</p>	<p>Virtual office manager free trial at RentHelper.</p>
<p>SERVICE PROVIDER DIRECTORY</p>	<p>Search for service providers or be listed as one (electricians, managers, realtors, attorneys, plumbers, snow removers, and much, much more).</p>	<p>VIDEOS, ANALYSIS, & SPREADSHEETS</p>	<p>Watch past events, learn about the laws, and access spreadsheets you can build on like our heat pump vs furnace calculator.</p>	<p>CREDIT SCREENING COUPONS</p>	<p>Save on SmartScreen credit reports.</p>
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unbuildable lands from their annual tax burden, while also no longer budgeting for maintenance or insurance coverage for the land. An added bonus is knowing the land they donate to MUC will be protected forever as green space, and enhanced as biodiverse lots for native plants and animals to flourish, providing a boon to the environment and surrounding communities.

The two parcels of our grant-funded projects were among the first to be pledged for donation.

Randolph

The lot in Randolph, a 0.14-acre strip of invasively overgrown, untended forest on Millhouse Avenue, was pledged by the Sudnovsky Family Trust. The Sudnovsky family, including trust executor Don Sanders, lived in a house next to the donated lot for many years.

The lot is situated in a residential neighborhood, in an environmental justice community, sandwiched between house lots, but is not zoned for building.

The Sudnovsky Family Trust donated their land to MUC as a way of preserving the natural, semi-wild patch, improving its horticultural health, and ensuring that it will remain undeveloped.

Worcester

The Worcester lot, on Keach Ave., is also less than an acre and also invasively overgrown and untended for many years. The lot was pledged by Mary Palazzo, a MassLandlords member and resident of Worcester.

The Keach Ave. lot is also located in a residential, environmental justice neighborhood, but is removed from the end of the road and only accessible on foot.

ARE YOU PAYING TAXES ON UNBUILDABLE LAND?

We are grateful to the Sudnovsky Family Trust and to Mary Palazzo for their donations that will launch MUC on its first of many biodiversity and pollinator restoration projects.

We are also grateful to other landowners who responded to our outreach to donate their unbuildable land.

If you own land that has been designated unbuildable, because it's too small, on a slope, in a wetland, of an unsuitable shape or any other reason, email us at eweld@muc.bio to discuss the possibility of donating it to MUC.

Maybe you don't want to continue paying property taxes year after year with no return on that investment. Maybe


you see no reason to keep paying for liability insurance coverage on land that you will never use. Or you're tired of hiring landscapers to keep the land trim and cleaned up.

If so, we want to talk to you about possibly donating the land, for your cost savings and for MUC's mission of building back biodiversity in our state and providing a series of habitats for pollinators. Pollinating animals like butterflies, bees, bats and birds are necessary for the growth of plants we all use for food, medicine, clothing, shelter and countless other life-sustaining purposes.

CONTRIBUTE TO THE MUC MISSION

We are also grateful to our members and others who have donated funding and offered ideas for MUC's efforts to restore biodiversity. After closing on these lands, we will need additional assistance to remediate, and we always want to hear more from you. You can make monetary donations through our [GoFundMe campaign](#).

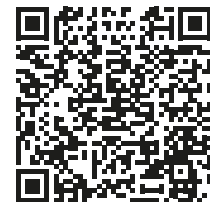
We also want to connect with local science teachers in Worcester and Randolph, to partner in creating educational units using our nature laboratories on these lands. If you know of science teachers in these communities, help us get in contact. When we connected with Springfield science teachers about this prospect around another potential land donation, they were grateful and excited about the teaching possibilities.

We can also always use donations of equipment, expertise and knowledge. Get in touch and share your thoughts and feedback. Contact eweld@muc.bio or info@muc.bio and help us make Massachusetts more biodiverse and pollinator friendly. 



MUC is funded to close on two land parcels, locations shown here in Worcester and Randolph with aerial views showing property lines. Image: MA State Map Derivative of Airbus Maxar Tech Google Map 2026

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Inside the MassLandlords Mission To Create Better Rental Housing

By Kimberly Rau, MassLandlords, Inc.

MassLandlords’ mission to create better rental housing takes many approaches, including education and advocacy.

At MassLandlords, our mission is “to create better rental housing in Massachusetts by helping current, new and prospective owners run sustainable, compliant, quality businesses.” Our tagline is “Better communities. Better policy. Better lives.”

When we founded MassLandlords in 2013, we intentionally moved away from

blind landlord advocacy in the mission. We still fight tooth and nail for landlords doing their level best, but ultimately, we want Massachusetts to be the best place to own and to rent. These are not mutually exclusive. That’s why the mission is to create better rental housing.

Coming up with a good mission is (relatively) simple. Putting it into practice is another matter entirely. Here are just some of the ways we’re working to create better rental housing in Massachusetts.

FIGHTING FOR BETTER RENTAL LAWS

You may have heard Massachusetts described as “tenant friendly.” It’s true

that housing policy in this state is tough on landlords. We advocate for better policy in many ways: attending local hearings, filing testimony in support of or opposition to state legislation and volunteering for state committees, to name a few. Often, we agree with the state, such as the importance of lead remediation and addressing climate change. Other times, we don’t, including rent control. When we disagree, we try to get things changed.

But we don’t just decide to fight rent control, or any other proposed policy. Our members are encouraged to fill out our [public policy priorities survey](#), which tells us what issues matter most to our membership. Stopping rent control is a consistent priority for many members, and with good reason: Rent control is bad policy that hurts landlords, renters and private homeowners. It also ruins existing housing stock and takes units off the market. Supporting rent control would not be in line with our mission to create better rental housing.

OUR ACHIEVEMENTS IN HOUSING LAW

We can take credit for a number of accomplishments that are already creating better rental housing in Massachusetts.

For instance, we stopped the tenant opportunity to purchase act (TOPA), which would have been devastating for landlords looking to sell their properties.



Keeping kids safe: our efforts to live up to our mission include lead paint education and advocating to get the deleading tax credit doubled. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)



From virtual Office Hours to our Crash Course in Landlording, we're committed to ensuring our members know how to be good landlords. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

During the Covid-19 pandemic, we suggested landlords be allowed to apply for rental assistance on behalf of their tenants. That reduced eviction filings by half, and forced move-outs by 90%.

We were also instrumental in doubling the deleading tax credit from \$1,500 to \$3,000. It's not the tenfold increase we lobbied for, but it's a step in the right direction that will help more rental housing providers offer families with young children a safe place to live.

In 2023, we learned our input was influential on the changes to the state sanitary code that were adopted that April. Our previously filed testimony helped keep unnecessary, expensive mandates out of the law.

Those are just a few examples. You can view the full list on our [policy page](#), along with all of the proposed bills for both current and past legislative sessions.

Certification: Creating Better Landlords
When we learned there is no statewide landlord certification standard, we created one. Our certification program is a voluntary step our members can take to tell their renters they're committed to best housing practices. A **Certified Massachusetts Landlord™** is someone committed to do what is right for themselves, their properties, their renters, and the community at large.

There are three levels of certification, and the first is committing to best practices. The second is passing a test

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that checks your knowledge of laws and best practices for rental housing in Massachusetts, and the third level is continuing education. We offer many events that count toward this step.

Education: Reading, Office Hours, Crash Course and More

We don't expect our members to advocate for policy on their own, and we also don't expect them to go out and find educational opportunities without help (though if you do come across something beneficial, let us know at hello@masslandlords.net). We are committed to providing as many educational opportunities as possible.

That starts with the newsletter, and the article you're reading right now. We publish informative, important articles in a timely fashion and distribute them to our members through the website, social media and email.

We also have office hours over Zoom, where members can participate in

open question-and-answer sessions with housing experts and attorneys. These are very popular and have limited capacity so everyone has a chance to be heard. You can find them on our [events page](#), where we also list in-person events that allow you to network with local housing providers.

Finally, for new landlords or rental housing providers looking to brush up on best practices, we offer a daylong [Crash Course in Landlording](#) that's designed to set you up for success. As of publication, our next one is in Cambridge in September, but keep an eye on the events page for other dates and locations.

You may have noticed public funding gets spent on penalizing landlords for discrimination, but no public funding is available to train you in advance. This is why we work hard to create opportunities for you to learn and ask questions, because we know it's complicated and we're here for you.

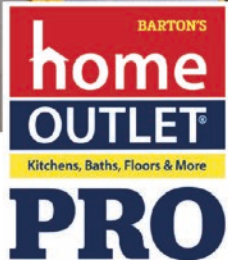
CONCLUSION

We are constantly advocating for better housing policy in Massachusetts, and urging our members to embrace best practices and follow the law. In this way, we hope to continue to improve the state of housing, as well as have a seat at the table as policy is being formed. [ML](#)

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Landlord Basics: Rental Assistance in Massachusetts

By Kimberly Rau, MassLandlords, Inc.

Rental assistance can take many forms, from Section 8 or mobile vouchers to emergency rental aid like RAFT. These are the basics for Massachusetts landlords.

At some point in your landlording career, you may get applicants who have Section 8 vouchers or other forms of rental assistance such as MRVP or RAFT. What do those acronyms mean, and how should you proceed?

Rental assistance in Massachusetts can be permanent or temporary, and each program will have different requirements for landlords and renters. In this article, we'll give a brief overview of the main programs you may encounter, with links to more comprehensive articles for further reading.

You might think you can skip this article because you don't want, or plan, to participate in rental assistance programs like Section 8, but you cannot. We'll discuss that as well in a later section.

Rental assistance programs in Massachusetts are managed through local

housing authorities (LHAs). Regional housing authorities (RHAs) sometimes manage Section 8 as well. You can use the state website to see what [housing authorities](#) serve your area.

PERMANENT RENTAL ASSISTANCE: SECTION 8

The Section 8 Housing Choice Voucher Program (HCVP) is a federally funded program that provides permanent rental assistance by paying a portion of the rent for the tenant. Maximum rents are established based on the local market and published by the Department of Housing and Urban Development (HUD).

The program looks at a renter's income and determines how much the program will pay and how much the renter is responsible for paying. The renter will pay around 30% of their income toward rent. The program will pay the rest.

You should still screen renters with a Section 8 voucher, just like any other applicant. However, because of the way the program is set up, these renters will usually get full points on the income portion of the screening.

If you approve an application for a renter with Section 8, the housing authority administering their voucher will inspect the apartment to ensure it meets state and federal housing requirements. You will receive the Section 8 portion of the rent from the LHA and your renter's portion from your renter.

You and your renter will be required to regularly (usually every year or two)

Do you take...

Section 8?

MRVP?

RAFT?



The only answer is "yes."

You should still screen applicants with rental assistance like you would any other potential renter, but you cannot deny them simply because they participate in Section 8, MRVP or RAFT. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)



Residential Assistance for Families in Transition (RAFT) is a form of temporary rental assistance that can keep families from experiencing homelessness. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

re-certify. They will have to provide income and asset information. You will have to have your rental re-inspected. The LHA will pay their portion of the rent, but it will not evict your renter for you if you have issues. You will still have to go through the court for that.

For more information, read our in-depth article on [Section 8 rental assistance](#).

For renters, it can take a very long time to be awarded a Section 8 voucher, and as of January 2025, the wait list in Massachusetts is closed. If a renter says they have applied for Section 8, landlords should screen them like any market applicant without Section 8. If they do not qualify, invite them to reapply when they have their voucher.

PERMANENT RENTAL ASSISTANCE: MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP)

The [Massachusetts Rental Voucher Program](#) operates like Section 8, but is state-funded. Like Section 8, renters receive a voucher that can be used for any apartment that is within the rent guidelines and passes inspection.

Under MRVP, renters pay 30% of their income toward rent, and the program pays the rest. Like Section 8, this means renters with valid MRVP vouchers will

likely get full points on the income portion of your tenant screening process.

Renters must be under a certain income threshold to qualify for the program, and as with Section 8, there is a long waitlist for vouchers. Like Section 8, landlords should require an applicant hoping to use MRVP to qualify to already have the voucher in hand.

TEMPORARY RENTAL ASSISTANCE: RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT)

The [Residential Assistance for Families in Transition](#) (RAFT) program is state-funded and designed to offer short-term assistance for families at risk of homelessness. Applicants must be at risk of losing their housing, either due to nonpayment or other health- or safety-related reasons, and must meet certain income requirements.

Renters who get awarded RAFT can get up to \$7,000 in a rolling 12-month period. These funds can be used for rent, utilities and moving costs. This means a renter applicant could use RAFT funds to pay all or some of their move-in costs if you approve them for your rental.

If you have an existing renter who is unable to pay the rent for some reason, encourage them to apply for RAFT. You must usually issue a notice to quit

for nonpayment before they can apply. Note that if you do pursue the eviction in court, the process will be paused until they either receive RAFT funding or are denied.

We offer an in-depth article about [RAFT](#) for further reading.

ALL FORMS OF RENTAL ASSISTANCE: NO DISCRIMINATION ALLOWED

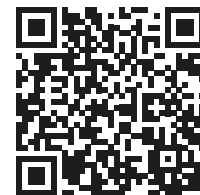
In Massachusetts, source of income is a protected class. Rental housing providers are not allowed to reject otherwise qualified applicants because they have a housing voucher.

For example, if a renter asks if you accept Section 8, your only response should be “yes, of course I do.”

Screen renters with Section 8 or a housing voucher just like everyone else, but when it comes to income, remember that a portion of the rent will be paid by the housing agency supplying the benefit. The screening procedures for RAFT vs. Section 8 are different, and are taught in more depth at our [Crash Course in Landlording](#).

Want to know more about screening renters who receive rental assistance? We have additional articles on how to properly income screen renters with permanent rental assistance like Section 8, as well as [temporary sources of income](#) such as RAFT. [ML](#)

Point your camera app here to read more online.



Attorney General Drafts Shared Appreciation Mortgage Regulations; Comment Period to End Aug. 7

By Kimberly Rau, MassLandlords, Inc.

The regulations governing shared appreciation mortgages came after Gov. Maura Healey signed a law exempting BlueHub Capital and other lenders from litigation, and will have a hearing in August.

A final draft of the attorney general's regulations for lawful disclosure surrounding shared appreciation mortgages is open for public comment starting July 11 through Aug. 7, 2026. The regulations come in the wake of a 2024 law that exempts BlueHub Capital – and any other lenders offering shared appreciation mortgages – from litigation surrounding the product, as long as borrowers receive proper disclosure before closing on the deal.

A shared appreciation mortgage (SAM) is a secondary mortgage attached to a property that allows the lender to take a portion of the home's equity before the borrower can sell, refinance or transfer the property.

BlueHub Capital is at the center of a class action lawsuit after borrowers claimed they did not receive complete information about what they were signing, or how much of their equity they might eventually owe on their property. In some cases, borrowers owed more than half of their property's increased value. In September 2025,



BlueHub Capital, located at 10 Malcolm X Blvd., Roxbury. (Image: Google Earth)

Superior Court Chief Justice Michael Ricciuti ruled in favor of the plaintiffs in a partial summary judgment, stating BlueHub had violated consumer protection laws when it provided home loans with shared appreciation mortgages to its participants.

The ruling did not address all of the issues in the lawsuit, or damages, which will be determined at a trial currently scheduled for February 2027.

Following the partial judgment, BlueHub announced it was temporarily pausing offering SAMs.

Governor Maura Healey came under fire for the 2024 law that critics said offered special protections to one specific nonprofit. BlueHub CEO Elyse Cherry, whose reported annual income is more

than \$1 million in salary and other benefits, is a friend of Healey's.

SAM DISCLOSURES MUST BE CLEAR AND UNBIASED

The regulations, most recently updated May 5, 2026, are filed as 940 CMR 39 outline what constitutes proper disclosure when borrowers sign a loan that includes a shared appreciation mortgage.

Lenders must disclose that the total amount of equity owed may vary, but the maximum a borrower would have to pay appears to be capped based on a formula that calculates maximum appreciation at 6.5% annually. The attorney general's regulations include a closing document that outlines the maximum a borrower would have to pay on their shared appreciation

mortgage if they sold or refinanced within 10, 20 and 30 years.

The regulations further compel lenders to notify the state at least 30 days before closing if they plan to offer a SAM, and state that starting and appreciated home values must be determined by “an unaffiliated third-party state certified or state licensed appraiser whose identity is disclosed to the borrower.”

ANNUAL STATEMENTS REQUIRED TO BORROWER AND STATE

Borrowers with a SAM must receive annual statements from the lender that include an estimate of the current property value, and how much would be due on the SAM based on that value.

In the statement, lenders must inform borrowers that the provided valuation is an estimate and subject to change, as well as remind borrowers of the actions that could trigger a payout of the SAM, such as refinancing.

Lenders who offer SAM products must also file annual reports with the state showing how many SAMs were offered during the timeframe of the report. Reports must also document information related to each individual loan, including how much is owed, and demographic and income data, as well as other relevant information.

ABSOLVED LIABILITY IS LIMITED

The new regulations are clear that liability protections for SAM lenders are limited. Borrowers may not bring a lawsuit against a nonprofit stating they were misled about a SAM if they received proper disclosure about the product. However, borrowers who feel they were a victim of other deceptive practices or violations of the law may still enter into a lawsuit against the lender.

The regulations also make clear that lenders must be honest about the property’s value at the time of signing and going forward.

“A mortgagee may not undervalue the starting property value, inflate the appreciated property value, or



BlueHub CEO Elyse Cherry discusses fraud before the legislature at a hearing in 2023. (Image: Public Domain)

otherwise structure the transaction to increase the payment to the mortgagee based on factors other than the appreciation in the value of the home,” the regulations state.


PUBLIC COMMENT PERIOD TO END AUG. 7, 2026

Response to the regulations has been swift. At the first of two scheduled hearings before the Attorney General on June 9, 2026, plaintiffs from the original lawsuit and representatives from BlueHub spoke about the proposed regulations. Both sides had filed written testimony as well.

At the hearing, lawsuit plaintiff Nardella Thomas called the regulations “overdue” and said BlueHub’s actions “have disproportionately harmed low income and minority homeowners.”

“The legislative guardrails were stripped away by the Massachusetts economic development bill,” she testified. “Your regulatory framework is the final line of defense.”

BlueHub representative Adam Beattie was present to testify on behalf of the nonprofit. He did not comment on specific aspects of the regulation, instead referring the court to written testimony and noting that some of the regulations will cause “confusion.”

The regulations are in a public comment period that runs July 11 through Aug. 7, 2026, at which point a hearing will be held. MassLandlords staff support the regulations as written. 

Point your camera app here to read more online.



The Rent Control Compromise Line by Line: What Does It Mean for Landlords and Renters?

By Kimberly Rau, MassLandlords, Inc.

THIS ARTICLE WAS ORIGINALLY WRITTEN TO DISSUADE GRASSROOTS SUPPORTERS OF RENT CONTROL FROM SUPPORTING THE KEEP MASSACHUSETTS HOME COMPROMISE. THE COMPROMISE WAS ATTEMPTED BEFORE RENT CONTROL LOST IN COURT. AS A RESULT OF THE COURT DECISION, RENT CONTROL IS NOT IN EFFECT AND THERE WAS NO COMPROMISE ENACTED, EITHER.

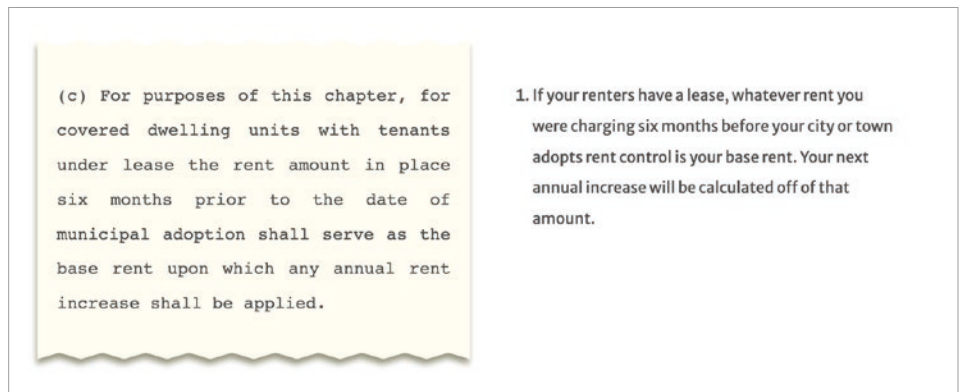
The proposed rent control compromise between Keep Massachusetts Home and WinnCompanies will hurt mom and pop landlords and renters. We explain how.

A proposed rent control compromise that went before the state legislature in June 2026 stood to keep rent control off the November ballot, but would still negatively impact mom and pop landlords, as well as renters.

Just before close of business on Friday, May 29, Trevor Samios of megacorporation WinnCompanies sent an email to undisclosed recipients. The subject read “UPDATE: Rent Stabilization Framework.” The email went on to announce “All – the Homes for All leadership body has **officially agreed** [emphasis theirs] to the legislative compromise as it is written now. The vote is confirmed. Have a great weekend, everyone!”

This came as a surprise to MassLandlords, as well as other small landlord representatives, who had not been part of any discussion. It also came as a surprise to legislators, many of whom did not know a compromise was headed their way.

Carolyn Chou of Homes for All, the official sponsor of the rent control ballot question, which stands to impose one of the strictest statewide-mandated rent caps, said the group would remove



What does the proposed rent control compromise really say? Our line-by-line explainer breaks it down into plain language so everyone can understand the implications of this flawed policy. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

the question from the ballot if the legislature agreed to the compromise by July 1. (As of our publication deadline, the legislature had not voted on the compromise. We will update this article online as necessary.)

Confusion followed, and not just because it appeared Homes for All had buddied up with the same megacorporations it had promised their ballot question would keep in check.

MassLandlords was one of the first to publish anything about the compromise. There were reports that different versions of the compromise were circulating, and what the media received may have differed from what senators and representatives were sent. (The document we received says “final” at the top, implying we have the same draft the legislature received.)

1. If your renters have a lease, whatever rent you were charging six months before your city or town adopts rent control is your base rent. Your next annual increase will be calculated off of that amount.

After immediately publishing a press release about the compromise, we went through the compromise line by line and explained online, in plain language, how the document would hurt smaller landlords and protect major corporations, who have much deeper pockets to withstand rent board red tape and just-cause evictions. Our explainer details exactly how the compromise differs from the ballot question, and why it is still harmful to mom-and pop landlords, as well as renters.

Here are just a few examples.

KEY POINTS IN RENT CONTROL COMPROMISE

It became clear Homes for All was ready to give up a lot in the name of pushing a compromise through. Instead of a statewide mandate, the compromise

calls for a local option for rent control. Instead of an aggressive cap of inflation or 5%, whichever is lower, the compromise allows for inflation plus 5%, with a maximum annual increase of 10%.

Instead of prohibiting market resets when a tenant moves out, the compromise allows for vacancy decontrol. This means landlords could raise the rent after a renter moved out as long as they left voluntarily or were evicted for a lawful reason.

These concessions would further weaken the few benefits rent control has for some tenants. For example, any rent cap essentially guarantees that landlords will raise the rent as much as they are allowed every year. Under the ballot question, that would cap at a maximum of 5%. Under the compromise, it doubles. A renter paying \$2,500 a month could find their rent increasing by \$250 at renewal. Moving out would cancel any benefits, because vacancy decontrol means most available units would still be at market.

That sounds better for landlords, but is so much worse for renters. Rent control advocates repeatedly call for strict rent controls because renters on fixed or declining incomes often

TIME-SENSITIVE

The Legislature Can Propose This Alternative to the Rent Control Ballot Initiative **COMPROMISE: IGNORED** Scheduled for 2026

Current law already allows for rent stabilization.
Here's a White Paper on Chapter 40P Rent Stabilization.
It's a Practical Guide to Implementation.
We give a sample ordinance.
We give the sample Alternate Ballot Question text.

Lawmakers have been calling for compromise on the issue of rent control, but our attempt went unacknowledged. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

struggle to pay even modest rent increases. A \$250-a-month increase means an additional \$3,000 a year must be set aside.

Instead of dividing and conquering with strict rent controls, we should adopt a solution that allows for absolute rent freezes without unintended consequences. See our [white paper](#), which we published in January 2026.

RENT CONTROL BOARDS ARE BACK IF COMPROMISE IS ACCEPTED; NO-FAULT EVICTIONS ARE BANNED.

Worse, the compromise allows for rent control boards. The last time Massachusetts had rent control, the board in Cambridge wreaked havoc. Evictions were delayed. Rent increase approvals stagnated. Buildings literally fell apart,



ARTICLE YOU MAY HAVE MISSED

SJC Hears Arguments About Rent Control Question's Constitutionality, Religion Is Focus of Debate.

The Supreme Judicial Court held the hearing for the lawsuit filed against the 2026 rent control ballot question on Wednesday, May 6, where oral arguments centered primarily around the religious exemption in the proposed law. MassLandlords filed amicus briefs supporting the lawsuit, which were provided to the justices hearing the case.

Point your camera app here to read more online.



and landlords risked arrest for living in their rentals instead of renting them out.

When we got rid of rent control, there was never a formal process to also get rid of the rent control boards. This means if the compromise is signed, cities like Cambridge potentially could immediately revive their dormant boards.

There are a number of reasons why a landlord can lawfully evict under the compromise, including if a renter refuses to accept a lawful rent increase, but compromise also prohibits no-fault/no-cause-stated evictions for any city that opts into rent control. No-fault evictions are often a last-ditch effort for mom-and-pop landlords who need to remove a bad renter, because proving lease violations in court can be difficult, expensive and time-consuming.

Neither rent control boards nor just-cause evictions would greatly affect major corporate landlords, who have the political pull to finesse regulatory boards and deep enough pockets to stay in court as long as necessary to evict a renter. They would be very damaging to smaller renter housing providers, and not beneficial to renters.

THE COMPROMISE OFFERS GREATER PERKS TO DEVELOPERS.

Another major distinction that benefits corporate landlords far more than any other rental housing provider is the

extended exemption for new construction. The ballot question gives a 10-year exemption for new construction; the compromise offers 15. Neither amount of time may ultimately lead to new housing, as we've seen in Montgomery County, Md., and St. Paul, Minn., but it's certainly a perk that will only help those with deep enough pockets to build.


MASSLANDLORDS, OTHERS LEFT OUT OF NEGOTIATION

A popular refrain from rent control advocates involved in the compromise is that they came to the table with rental housing providers, but this is misleading. A true compromise would involve all interested parties, but small property associations like MassLandlords were left in the dark until negotiations were complete. This is concerning. The fact that advocates don't see a difference between WinnCompanies and MassLandlords shows they are not prepared to craft statewide, long-term policy that is good for everyone.

As a result, this proposed compromise is bad for mom-and-pop landlords, and cold comfort for renters. Our white paper proposing a version of rent control that would comply with existing law went ignored. When legislators called for compromise at a hearing for the ballot question, we again reached out to call attention to our proposed compromise.

We were called greedy. After the current compromise was announced, we reached out to Caroyln Chou in good faith, hoping to find a way forward that worked for renters as well as rental housing providers. As of publication, we have not received a response.

We agree there is a housing crisis, and we need to find a solution for it. But the solution cannot lie in trying what has already failed, and it cannot come from a meeting that involved none of the mom-and-pop landlords who provide naturally occurring affordable housing in Massachusetts. MassLandlords represents about 10% of the rentals in the state. Associations like ours need a place at the table in order to find a solution that benefits everyone.

Read the line-by-line rent control compromise explainer: 

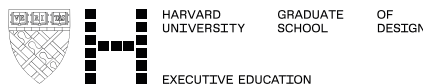
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REGIONAL

MassLandlords Upcoming events

See details under each region

2026 JULY

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

2026 AUGUST

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

STATEWIDE

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

FRI
07/03

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, JULY 3RD

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 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 July 3, 2026

Time: Jul 3, 2026 12:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/83836139460>

Meeting chat link
<https://us02web.zoom.us/jc/83836139460>

Meeting ID: 838 3613 9460

Passcode: Will be emailed and viewable online

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

WED
07/08

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

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

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



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



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

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

Members register for no charge in just a few clicks!

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SECOND WEDNESDAYS WITH PETER SHAPIRO NEXT ON WEDNESDAY, JULY 8TH

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

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PARTICIPATION & SUPPORT Participation is optional and flexible.

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

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Topic: Second Wednesday Office Hours with Peter Shapiro July 8, 2026

Time: Jul 8, 2026 04:30 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/87191331005>

Meeting chat link

<https://us02web.zoom.us/jc/87191331005>

Meeting ID: 871 9133 1005

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

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

WED 07/22

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!

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FOURTH WEDNESDAYS WITH ATTORNEY SHERWIN NEXT ON WEDNESDAY, JULY 22ND

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

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Topic: Fourth Wednesday Office Hours with Attorney Sherwin July 22, 2026

Time: Jul 22, 2026 05:30 PM Eastern Time

Join Zoom Meeting <https://us02web.zoom.us/j/87464456068>

Meeting chat link <https://us02web.zoom.us/jc/87464456068>

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

WED
08/19

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, AUGUST 19TH
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

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PARTICIPATION & SUPPORT

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Topic: Third Wednesday Office Hours with Attorney Greenman August 19, 2026

Time: Aug 19, 2026 04:30 PM Eastern Time

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<https://us02web.zoom.us/j/84951615898>

Meeting chat link
<https://us02web.zoom.us/jc/84951615898>

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

Cambridge Crash Course 8:30 am: The MassLandlords Crash Course in Landlording: Elevate Your Landlord Game

SAT 09/19

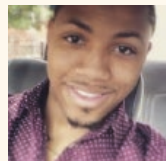
Learn everything you need to succeed as an owner or manager of residential rental property in Massachusetts.

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

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - o *Every Landlord's Tax Deduction Guide* by NOLO,
 - o *The Good Landlord* by Peter Shapiro,
 - o *Getting to Yes* by Roger Fisher, and/or
 - o *The Housing Manual* by H. John Fisher.
 - 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 presentation was provided to us, in a binder, as part of the course, and I took notes right on the pages. I find this part to be an effective tool because I can refer to it anytime I need to follow procedure. There's more to it, but for a fun day, I personally, recommend this course to anyone in the Real Estate landlording/ investing business, beginners in this profession as well as experience professionals."

– Edwin Rivera

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

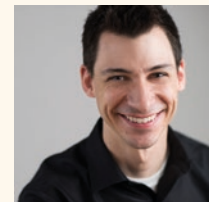
"I found this course extremely useful. It was completely professional and gave me a great new perspective." -Nicholas

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

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

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

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



MassLandlords Executive Director Doug Quattrochi



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!

"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, SEPTEMBER 19TH

CRASH COURSE AGENDA

IN-PERSON COURSE AGENDA

- 8:30 am - Introduction of MassLandlords and course participants
- 8:45 - Rental markets
 - o Urban, suburban, rural.
 - o Luxury, college, professional, working, subsidized, rooming houses.
 - o Airbnb.
- 9:00 - Property selection
 - o Lead paint.
 - o Charging for utilities.
 - o Climate change risk.
 - o Heat pumps.
 - o Vinyl plank vs. hardwood floors.
 - o Landlord trade-offs repairs vs. cleaning.
- 9:40 - Marketing and advertising
 - o Getting the right applicants.
 - o Small business branding tips and tricks.
 - o Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:55 - Applications and tenant screening
 - o Criminal, credit, and eviction background checks.
 - o Discrimination and fair housing.
 - o Interactive tenant screening workshop.
 - o Section 8.
- 11:50 - Break and Lunch; presentation continues over lunch
- 12:00 - Tenancies
 - o Lease vs Tenancy at Will.
 - o Move-in monies.
 - o Security deposits.
 - o Pet rent.
- 1:10 - Warranties and covenants
 - o Water submetering.

- o Sanitary code.
- o How to raise the rent fairly.
- o Support animals.
- 1:40 - Break for ten minutes
- 1:50 - Dispute resolution
 - o Eviction notices to quit.
 - o Court process.
 - o Move-and-store
 - o Relocation assistance.
- 2:50 - Maintenance, hiring, and operations.
 - o Tax advantages.
 - o Property managers.
 - o Contractors.
 - o Building permits.
 - o Extermination
 - o LLCs and trusts.
 - o Grants and alternative funding.
- 3:10 - Break for five minutes
- 3:40 - Overview of books and resources for further education
- 3:45 - Review of unanswered questions
- 4:00 - End Course

Please note that end time may vary based on questions.

LOCATION

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

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



ACCESSING FROM THE T

- Exit the Kendall T stop on Main St.
- Cross to the side of Main St. with the Chipotle and walk up the

street towards Broadway, passing the Chipotle on your left.

- You will then round the corner to the left and One Broadway will be across the street diagonally.
- Cross over Third St. and Broadway to arrive at One Broadway.

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

PARKING

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



FOOD

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

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

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

Masks welcome! Eating and drinking is not required. Please note: as we are

unable to monitor the buffet, we are unable to offer a reduced ticket price for attendees who will not be eating.

PRICING

Open to the public. Membership is not required!

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

This event will not be recorded.

[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.](#)

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.](#)

GREATER SPRINGFIELD

Greater Springfield Meetup, 6 pm - 8 pm: Member Gathering



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, JULY 9TH

MEETUP AGENDA

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

LOCATION

Wyckoff Country Club:233 Easthampton RdHolyoke, 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.](#)

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Property Rights Supporters make monthly contributions earmarked for policy advocacy.

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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://www.masslandlords.net/property).

MassLandlords
One Broadway, Floor 14
Cambridge, MA 02142



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MassLandlords is a democratically governed, 501(c)6 nonprofit trade association. Our mission is to create better rental housing in Massachusetts.

masslandlords.net/join

Support better housing policy and housing journalism in Massachusetts. Membership dues often pay for themselves in savings.

DONE READING? SHARE.

We publish our articles online. This print newsletter is a reminder of the real-world value MassLandlords delivers to thousands of members annually. Don't keep us the best-kept secret in rental housing. Share this newsletter with someone who would like it!