MassLandlords.net
SEPTEMBER 2026

AGO Reaches $500,000 Settlement with Property Management Company Over Unlawful Fees

TOPA 194th Session Passes in House and Senate; Sent to Conference for Further Study

Landlord Basics: Abandoned Property Law for Massachusetts Rentals

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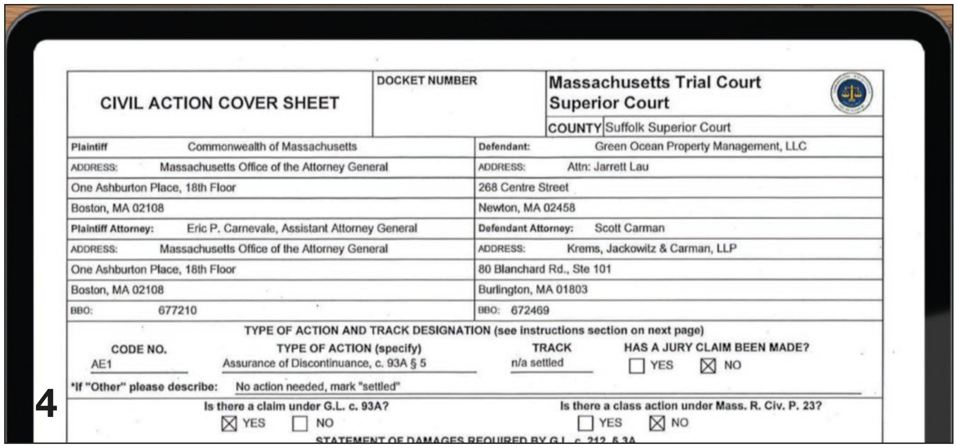


CIVIL ACTION COVER SHEET | DOCKET NUMBER | Massachusetts Trial Court Superior Court | COUNTY Suffolk Superior Court

Plaintiff: Commonwealth of Massachusetts	Defendant: Green Ocean Property Management, LLC
ADDRESS: Massachusetts Office of the Attorney General	ADDRESS: Attn: Jarrett Lau
One Ashburton Place, 18th Floor	268 Centre Street
Boston, MA 02108	Newton, MA 02458
Plaintiff Attorney: Eric P. Carnevale, Assistant Attorney General	Defendant Attorney: Scott Carman
ADDRESS: Massachusetts Office of the Attorney General	ADDRESS: Krems, Jackowitz & Carman, LLP
One Ashburton Place, 18th Floor	80 Blanchard Rd., Ste 101
Boston, MA 02108	Burlington, MA 01803
BBO: 677210	BBO: 672469

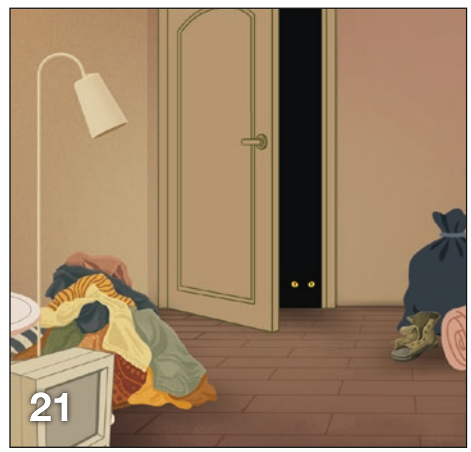
TYPE OF ACTION AND TRACK DESIGNATION (see instructions section on next page)

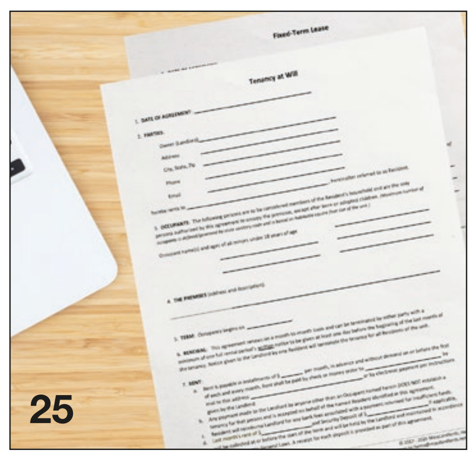
CODE NO.	TYPE OF ACTION (specify)	TRACK	HAS A JURY CLAIM BEEN MADE?
AE1	Assurance of Discontinuance, c. 93A § 5	n/a settled	☐ YES ☒ NO

*If "Other" please describe: No action needed, mark "settled"

Is there a claim under G.L. c. 93A? ☒ YES ☐ NO

Is there a class action under Mass. R. Civ. P. 23? ☐ YES ☒ NO





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LETTER FROM THE EXECUTIVE DIRECTOR

Should We Invest in the Service Provider Directory?

Our Letter from the Executive Director for September 2026 details additional cost reduction and asks whether investing in our service provider directory would be the best thing we could work on for members.

It feels like the last year has been a bumpy detour across unpaved roads in a sedan without shocks, as if our treasury chest has been sitting under a flapping trunk lid with dollar bills streaming out of it. That could be said of MassLandlords and, I suspect, our rental businesses.

After defeating rent control, the attorney fees for which we are still paying, and managing the upgrade to our membership dues billing system, which has drained a lot of administration and development time, we at MassLandlords now find ourselves surrounded by unsupportable price increases from our vendors. Chief among these, Harvest (recently acquired by Bending Spoons) has notified us that our critical time tracking system for employees, contractors and lobbying compliance will increase in price from $137.06 per month to $2,260.47 per month. Not even the most top-hattiest, mustachioed slumlord would be so brazen. So, we'll move.

But what are we to do as landlords when our insurance likewise goes up so fast? How about when there are no qualified renters for our vacancy? How did we arrive at this point?

It's a very challenging time for rental housing. On the one hand, recent policy changes have recognized the need to add more housing (even if few of us have successfully reinvested in MBTA communities or ADUs). And on the other hand, we've been ignoring key issues.

A 2019 study by Morris Kleiner and Evan Soltas was recently brought to my attention. It looks at licensing in the US. One state licenses aestheticians; another doesn't. New York doesn't license plumbers (did you know this? it's up to the town); Massachusetts does. The differences between states give us a clue about what impact licensing may have. I'm sad to say it seems to be on average a net loss of social welfare. Even plumbers and electricians are worse off on average, because their increased pay does not make up for the cost of licensing.

It takes more time to become a Massachusetts master plumber (9,160 hours over ten years) than it took me to get a master's degree in aerospace engineering (3,612 hours over six years). Is it any wonder we've got a rocket scientist running MassLandlords but we can't find a plumber?

And that's to say nothing of interest rates, real estate taxes or insurance. We need to be finding cost savings for one another.

We've been spitballing ideas. We've had signals from the handyman article and internal analysis of message board traffic. It seems helping our members find better, more affordable help is probably the best thing we could be working on. Do you agree or disagree? Email hello@masslandlords.net.

Our mission is to create better rental housing. We're doing it in spite of the climate. Learn to use your benefits. Make sure dues are paying for themselves. Remember we're here to help you. Tell us what you need most.

Sincerely,
Doug · Executive Director · MassLandlords, Inc.

Point your camera app here to read more online.

AGO Reaches $500,000 Settlement with Property Management Company Over Unlawful Fees

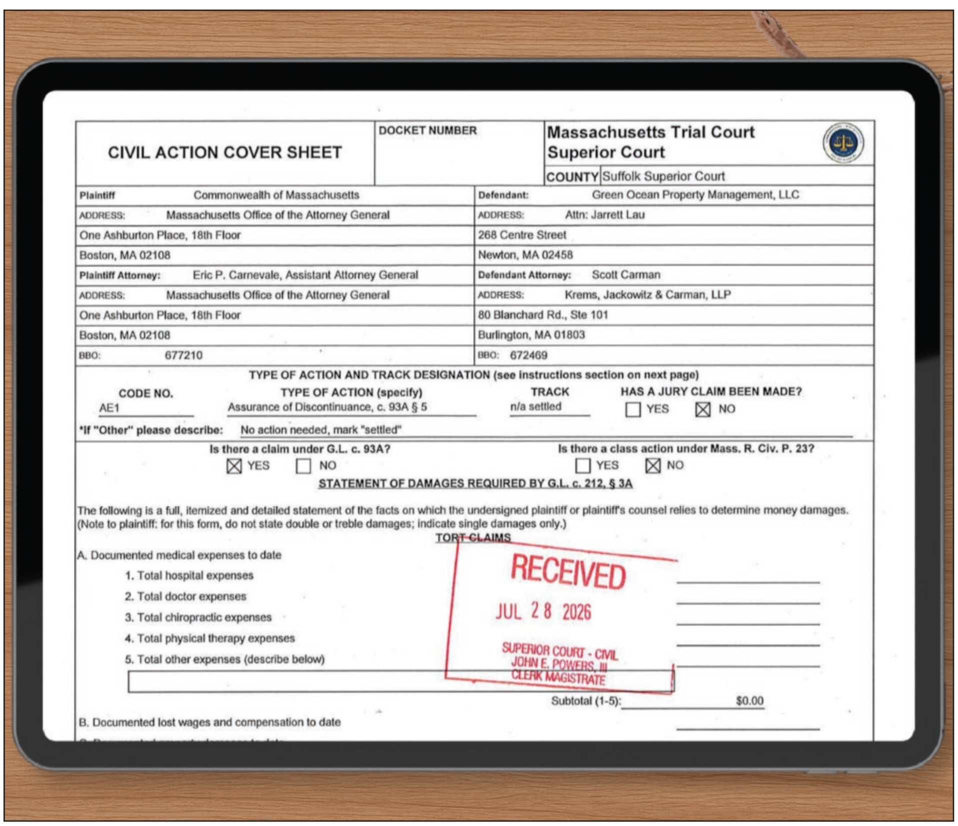
By Kimberly Rau, MassLandlords, Inc.

Boston-based Green Ocean Property Management agreed to pay $500,000 in penalties for unlawful "junk" fees reportedly imposed on renters.

The Massachusetts attorney general's office announced it had secured a $500,000 settlement against Green Ocean Property Management, which it alleges charged renters a host of illegal junk fees between May 2020 and the filing of the agreement in July 2026. However, portions of the decision contain verbiage that cannot be backed up by current law.

Green Ocean, a Newton-based company that manages approximately 350 rental units in the Boston area, did not admit to any wrongdoing when it agreed to the settlement, which includes an order to stop a long list of unlawful practices. The $500,000 payment is slated to be distributed among impacted residents.

Here are just some of the allegations levied against Green Ocean, as well as our review of two concerning statements from the attorney general's office.



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STATEMENT OF DAMAGES REQUIRED BY G.L. c. 212, § 3A

The following is a full, itemized and detailed statement of the facts on which the undersigned plaintiff or plaintiff's counsel relies to determine money damages. (Note to plaintiff: for this form, do not state double or treble damages; indicate single damages only.)

TORT CLAIMS

A. Documented medical expenses to date

1. Total hospital expenses
2. Total doctor expenses
3. Total chiropractic expenses
4. Total physical therapy expenses
5. Total other expenses (describe below)

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CLERK MAGISTRATE

Subtotal (1-5): $0.00

B. Documented lost wages and compensation to date

The agreement filed on July 28, 2026, requires Green Ocean Property Management to halt a series of alleged unlawful rental housing practices and pay $500,000, which will be distributed to affected renters. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

AGO ALLEGES MYRIAD UNLAWFUL TENANCY FEES AND CHARGES FOR GREEN OCEAN RESIDENTS

The attorney general alleges that Green Ocean charged residents a host of unlawful fees. Many were attached to the move-in and move-out processes, both of which are heavily regulated under Massachusetts law.

This includes fees ranging between $250 and $500 for executing a new lease, and similarly priced charges for residents looking to add someone to the lease during the renewal process. (MGL Chapter 186 Section 15B permits charging only first month's rent, last month's rent, a security deposit and the cost of locks prior to signing a lease.) Rental agreements also purportedly required tenants to pay brokers' fees regardless of who contracted the broker. (Chapter 112 Section 87DDD1/2 says

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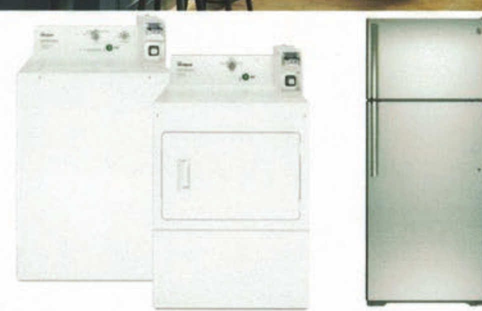

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Avoid costly fines and court by remembering the limitations on security deposit withholding. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

the person who pays is the person who first engaged and entered into a contract with the broker.)

Green Ocean also reportedly charged last months' rents that were higher than first months' rents. (Chapter 186 Section 15B caps last month's rent at a value equal to the first month's rent.)

"This occurred when Green Ocean collected a full 'last month's rent' in connection with a lease that included only a partial final month, or when the true rent for the final month was higher due to mandatory 'move out' fees," the finding states.

PYRAMIDING LATE FEES

The attorney general found that Green Ocean had a practice of applying collected rent to any late fees or other non-rent charges before applying the rest against the rent balance owed. The result was pyramiding, or cascading, late fees. A renter who received a late fee and then paid their rent balance would have it applied to the fee first, creating a deficit in rent owed. The next month, if the renter paid in full, they would still be behind, potentially receiving another late fee for the owed rent. The attorney general cited only Chapter 93A Section 2 and stated that this was "unfair."

OTHER PRACTICES RAN AFOUL OF SECURITY DEPOSIT LAW

The Massachusetts security deposit law prohibits landlords from withholding all or part of the security deposit for anything other than actual damages to the unit (excluding reasonable wear and tear), unpaid rent, unpaid water bills and unpaid taxes owed under a tax escalation clause. Green Ocean, however, allegedly deducted a "lease break fee" from the security deposit for renters looking to terminate their rental agreement early, as well as actual damages. (The attorney general cited Chapter 186 Section 15B.)

Green Ocean reportedly also charged renters constable fees, office fees and penalties for late rent before the 30-day grace period was over. Their leases had verbiage that stated they would charge tenants for court charges and other legal fees before any amount had been awarded by a judge. (The attorney general cited Chapter 93A Section 2, saying that this was unfair.)

Perhaps most egregiously, the statement alleged that Green Ocean allowed company representatives who were not attorneys to file lawsuits and represent Green Ocean in housing court. (The attorney general cited her own regulation, which does not provide a legal citation; she ought to have cited Chapter 239 Section 1, which states who has standing to bring a case.)

AGO'S STATEMENTS CONCERNING LATE FEES NOT BACKED BY LAW

It is routine practice in the industry to maintain one total balance owed and not to maintain two separate ledgers: one for rent, one for late fees. It is also routine practice to apply late fees as interest to this one balance, which is to say, stacked or pyramiding. General Law Chapter 186 Section 15B explicitly contemplates that late fees may be applied as interest.

AGO'S STATEMENTS CONCERNING RENTER INSURANCE NOT BACKED BY LAW

The statement released by the attorney general's office did not specifically allege that Green Ocean's rental agreements required tenants to obtain renters' insurance through specific companies. However, in the section titled "Assurances and Undertakings," which specifies the actions Green Ocean must take to comply with the settlement, there is the following verbiage:

"In the event that Green Ocean requires Tenants to maintain a rental insurance policy in the course of their tenancy, Green Ocean shall not require Tenants to obtain rental insurance by or through Green Ocean at the exclusion of other insurance providers, or require payment by the Tenants for insurance beyond the actual cost of any insurance purchased."

This statement implies that landlords are able to require their renters to obtain renters' insurance policies as long as they do not restrict their tenants to using a certain company.

However, there is nothing in state law that allows the attorney general to grant this concession to Green Ocean, especially since that is not something the average landlord is allowed to do. We have cautioned our members to encourage, but not require, renters' insurance. That's because this is a gray area of the law, and Massachusetts is so strict about what landlords can collect at move-in.

STATEMENTS ABOUT BROKER FEES NOT BACKED BY LAW

Green Ocean was charged with unlawfully collecting broker fees. Requiring renters to pay fees for a broker the landlord hired has been illegal since the 1970s, and made explicit in 2025. The only time a renter should be paying a broker fee is when they hired the broker to help them find a rental.

Nevertheless, the attorney general's office wrote the following:

"Notwithstanding the foregoing, Green Ocean is not prohibited from seeking recovery of a broker fee as actual damages in the case of early termination (or breach) of an existing lease by a Tenant where Green Ocean mitigated its damages by securing a replacement tenant which required payment by Green Ocean of a broker fee."

In other words, if a renter breaks the lease early, and Green Ocean uses a broker to fill the vacancy, the company would be allowed to bill the former renter for the broker fee. At MassLandlords, we recently removed this clause from our lease to avoid this scenario, which we feel is not in compliance with the law.

Under a standard rental agreement, the renter is notionally required to pay rent for the entire duration of the agreement.

Some judges in the past have been swayed by legal services arguments stating that the landlord has a duty to mitigate a renter's losses by re-renting the apartment if possible. There is no citation for this. The one thing we do have a citation for is Chapter 112 Section 87DDD1/2, which says a broker fee in this scenario will be paid for by the lessor.

CONCLUSION

Any charges other than rent should be included in the apartment listing so that they were disclosed prior to lease signing, even prior to a renter's decision to apply. Otherwise, it could be considered unfair and therefore a junk fee. Furthermore, the law explicitly disallows certain fees landlords might wish they could charge. Do not charge them.

The charges against Green Ocean are numerous and clearly appear to violate Massachusetts housing law. The company did not admit wrongdoing, which is common: Individuals and companies often settle out of court because it's cheaper than a drawn-out litigation. They've agreed to pay a half a million dollars and stop the unlawful practices the attorney general reportedly found.

That said, two of the attorney general's orders for Green Ocean conflict with existing law and grant special privileges to Green Ocean that the average landlord or property manager does not have (the ability to require renter's insurance and the ability to charge for a renter for the landlord's broker post lease-break). This not only sets Green Ocean up for possible future challenges, but it creates confusion for smaller landlords who rely on the state to promote lawful practices.

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Minneapolis 2040 Results So Far: Rent Increases Down 17%–34% Through Zoning Reform and Incentives

By Eric Weld, MassLandlords, Inc.

Since enacting its city plan, called Minneapolis 2040, in 2020, the midwestern city has slowed housing costs through pro-growth zoning and incentive policies.

Minneapolis, Minn., is one of a handful of U.S. cities that have addressed rising housing costs, successfully so far, by implementing pro-growth policies that incentivize new construction, mixed use and increased soft density without discouraging investment.

Since it eliminated single-family-only zoning citywide in 2020, becoming the first U.S. city to do so, Minneapolis has achieved the intended slowdown in housing and rental price increases that the policy was designed to address.

While the successful slowdown in housing and rental prices comes with caveats, which we will look at, the city's housing policies, and their efficacy, can be viewed in contrast to other states and communities attempting to achieve the same results through rent control.

We've analyzed several urban centers across the nation in recent months that are struggling with rent control and its damaging effects on housing, renters and local economies. We analyzed rent control policies and their results in

Since Minneapolis, Minn., viewed here approaching from the south, became the first U.S. city to eliminate single-family-only zoning as part of its Minneapolis 2040 plan, it has reduced home and rent price increases 17%–34%, according to an analysis by Middlebury College economists. (Image License: CC-BY SA Wikimedia Commons-AlexisHoratius)

As part of its Minneapolis 2040 plan, the city encourages mixed-use neighborhoods with denser housing like this one, built next to a multifamily building. The city's elimination of single-family-only zoning also provides permission by right to build duplexes and triplexes in any residential zone citywide. (Image License: cc by 2.0 flickr-tela chhe)

St. Paul, Minn. (80% drop in housing permits), Montgomery County, Md. (90% drop in permits), and Portland, Maine (property value decreases and tax increases).

So far, thanks in large part to MassLandlords' efforts, we have avoided a similar fate in Massachusetts. Meanwhile, we've touted alternative policies, like zoning reform and incentives, that can expand housing and create more affordable housing, thereby taming rising housing and rental costs, without harming rental business owners or renters. These are policies that Minneapolis and other cities have implemented with positive results.

With rent control shelved for the time being in Massachusetts, we will look into a few of these American communities, starting with Minneapolis, that have succeeded in reining in housing and rental prices in recent years without rent control.

CORRECTING DISCRIMINATORY ZONING POLICIES

In 2018, Minneapolis sought to devise housing policy for the city that would accrue benefits to all its residents as part of projected growth, as opposed to past practices that had excluded benefits to some through exclusionary zoning and other policies. The resultant plan, Minneapolis 2040, took effect on Jan. 1, 2020, following two years of public input and refinement.

As a hub of the Twin Cities region, Minneapolis is legally required to devise a comprehensive city plan for growth and development every 10 years, a tenet of the state's Metropolitan Land Planning Act. Minneapolis 2040 was an update to Minneapolis 2030. Housing is one of the main areas of focus in the city's comprehensive plan.

A main component of Minneapolis 2040 is its section focusing on affordable and accessible housing, which carries the subtitle, "In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city."

Like many other growing American cities, Minneapolis wrestles with housing shortages, declining percentages of affordable housing, and increases in the number of cost-burdened homeowners and, mostly, renters. The city recognized, as outlined in its Minneapolis 2040 report, that past zoning ordinances and deeds were racially biased, written to discourage and hinder financial support for people of color seeking to move into more exclusive white neighborhoods.

This is a zoning history shared by many cities throughout the U.S. One result of formerly discriminatory zoning laws has been a codification of disparities, as cities have grown, that has segregated urban populations, corralling low-income communities in less desirable areas with low public investment and less access to quality services, goods and housing.

While discriminatory language has been removed from many zoning laws, the socioeconomic disparities remain baked in. Whatever your ideology, the economics don't lie: There's a gap in wealth between white and Black Americans that was created, in part, by discriminatory zoning polices of the past that deterred Black populations in more affluent neighborhoods.

Think of some cities today in Massachusetts that retain single-family-only zoning laws with large lot size requirements, assuring that only residents at certain wealth levels can live in certain neighborhoods with good schools, roads, supermarkets, parks and trees – and strictly one house surrounded by lots of land.

HOUSING DIVERSITY AND DENSITY

One of the hallmark changes in Minneapolis 2040 is a pioneering elimination of single-family-only zoning citywide. Minneapolis was the first U.S. city to make such a change, removing a policy that has been standard urban planning since the 1920s. A few other cities and states have followed or are in the process of weakening exclusionary single-family zoning, including Oregon, California and Washington.

Removing that land-use requirement included allowing the construction of duplexes and triplexes by right in all residential zones, introducing more density and increasing access to multifamily, affordable housing.

The plan also introduced a range of incentives to encourage affordable and multifamily housing development, such as tax reductions, design competitions,

By constructing one of the nation's most extensive urban bicycle lane and pedestrian networks, along with investments in public transit, Minneapolis aims to reduce automobile dependency and traffic, decrease parking space requirements and free more area for living space. (Image License: CC BY-SA Wikimedia Commons-Minneapolis Public Works TPP)

lower parking regulations and "density bonuses" for new construction.

Finally, the plan has encouraged diverse community growth through support of mixed housing types: prefabricated, 3D-printed and tiny homes, accessory dwelling units, duplexes and triplexes, condominiums, shared and co-housing, single room rentals and large family structures all within the same neighborhoods.

A NATIONWIDE HOUSING EXPERIMENT

Fundamentally, the Minneapolis 2040 plan recognized that encouraging growth and housing development were essential to meeting the demands of housing and affordable housing for a fast-growing city. More housing supply maintains better price controls by instilling competition among housing providers.

While rent control is not mentioned anywhere across the city's growth plan, Minneapolis residents in 2021 did approve, via referendum, an option for the city to enact rent control. Unlike its twin city, St. Paul, however, Minneapolis has so far not acted on that option.

It's possible city planners adhered to countless data that proves rent control stifles housing development in communities that have imposed the policy, going back more than half a century. St. Paul, which lies across the Mississippi River from Minneapolis, has seen a devastating drop in housing permits since enacting its rent control policy in 2021. Lower housing stock inevitably drives up home and rental prices as the value of homes and apartments increases with their relative scarcity.

Nationwide, we are seeing in real time a sort of urban planning experiment with one group of cities (St. Paul, Portland, Maine, Montgomery County, Md., New York City) attempting to manage house and rent prices via rent control, and another group (Minneapolis, Phoenix, Houston, Seattle) attempting the same ends through pro-growth policies and natural market forces.

Can a city or state maintain robust housing development as a way to keep prices reasonable through zoning reform and financial incentives for affordable, mixed, multifamily, denser development without hammer policies like rent control? It's a tack that we at MassLandlords have been advocating in Massachusetts for years in opposition to the state's rent control proponents.

SLOWER INCREASES IN HOME PRICES AND RENTS

So far, resultant data in Minneapolis is positive, but not entirely conclusive. The plan's targets are stated in its title, after all. Its future-focused policies, with 2040 in mind, have been in place only six years.

To be sure, rent and house price increases have slowed since Minneapolis 2040 took effect. A five-year study of the city plan's effects, by Middlebury College (Vermont) economists Helena Gu and David Munro, compared housing and rental prices in Minneapolis with a synthetic control scenario, a hypothetical Minneapolis that did not implement reform, using amalgamized data from 83 similar cities in the same time period.

"Using a synthetic control and difference-in-differences approach, we find robust evidence that the reform reduced the growth of housing costs over the subsequent five years," write the economists.

Specifically, their study found that Minneapolis' home price increases were 16% to 34% lower than projections if single-family-only zoning had been left in place. Rents were 17% to 34% lower.

However, they add, the slowdown in home prices and rents was accompanied by a simultaneous decrease in housing demand, which would possibly partly explain the ease in pricing. The analysis also does not conclude evidence of an increase in housing construction or supply as a result of the 2040 policies, though some incentives did trigger an increase in new affordable housing creation.

U.S. Census data supports the study's findings. Minneapolis recorded a population of 430,324 residents in the 2025 census, a net growth of a negligible 324 residents since the 2020 census recorded 429,984 people living there.

To some opponents of Minneapolis 2040's elimination of single-family-only zoning regulations, still-increasing house and rent prices are evidence that the plan's reforms are not working. However, as the Middlebury College study details, price increases have slowed down in comparison to similar cities. That was one of the main intentions of its pro-growth policies, not an unrealistic freeze or reduction in house and rent prices. (The basic reality of inflation, and a federal reserve that, by express policy, aims to sustain low, positive inflation, means that prices will always go up.)

MORE BIKE LANES, PUBLIC TRANSIT

Another important component of Minneapolis 2040 is its emphasis on expanding and improving public transit, investing in an extensive network of bicycle lanes spoking out to suburbs, and improving the pedestrian environment to accommodate more walking, all to reduce dependency on cars.

Partly as a result of its transportation investments, Minneapolis has been able to reduce parking regulations assigned to new housing, promoting more density and claiming more area for living space.

For a good analysis of Minneapolis' smart transportation reforms, view this video by Ray Delahanty, also known as CityNerd, a former traffic engineer and urban planner who examines transportation and housing in cities.

A MODEL FOR MANAGING HOUSING PRICES AND GROWTH?

Minneapolis is only a few years into its 20-year planning era, but early indications are that the plan is having a positive effect on rents and housing. If it continues taming rent increases to the tune of 17%–34%, it may become a model for other communities seeking solutions to their housing and rent increases.

As the city's growth picks up again, as expected, an accompanying increase in housing demand would help in drawing positive conclusions with certitude.

Still, one conclusion is obtainable now: The Minneapolis 2040 plan has not resulted in steep drops in housing development in the city. Development hasn't exploded, as some hoped, but it remains steady.

That in itself is a stark and important distinction from cities that have imposed rent control and seen their housing development crater, property values decrease and taxes shoot up.

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TOPA 194th Session Passes in House and Senate; Sent to Conference for Further Study

By Kimberly Rau, MassLandlords, Inc.

TOPA, the Tenant Opportunity to Purchase Act, or right of first refusal, heads to conference committee for additional work before potential acceptance as part of the 194th session.

Over the summer, both the House and Senate passed versions of the Tenant Opportunity to Purchase Act (TOPA), legislation that would give renters right of first refusal if their multifamily building went up for sale. It is now in conference committee, where it can be adopted, changed or dismissed entirely.

MassLandlords opposes TOPA in all forms. It is touted as a way to help renters remain housed. In reality, TOPA does not help renters. It delays property sales, and benefits nonprofit community development corporations (CDCs), who have been the primary advocates for TOPA. The CDCs should not need extra benefit.

One single CDC, the Jamaica Plain Neighborhood Development Corporation, already has $60 million in assets and lists half a dozen officers with six-figure salaries, one of whom does not even work a 40-hour week. The Massachusetts Association of Community Development Corporations, a habitually noncompliant, under-reporter of TOPA lobbying activity, lists more than a hundred CDCs as members.

Versions of the Tenant Opportunity to Purchase Act passed in both the House and Senate. Now TOPA heads to conference committee for further discussion. (Image License: Khay Edwards for Unsplash)

HOW TOPA WORKS

TOPA was first introduced in 1980 in Washington, D.C. Under TOPA, when the owner of a multifamily decides to sell their building, their tenants have the option to purchase it first. The renters can form a coalition and either buy the building themselves at market rate or transfer their rights to a nonprofit development corporation or local housing group, who can then purchase the building on their behalf.

The seller is not obligated to accept an offer below market rate, but if they receive an offer from an outside party they are required to let the tenant group know about it and give them an opportunity to match it.

This creates delays in the sale process. Even established CDCs often struggle to meet market timelines to close because financing comes from so many different grants and programs. Thus, TOPA delays should be viewed as a way for special interest groups to delay the market sale process. In some cases, it could be seen as corruption.

Our TOPA policy page offers a more in-depth look at the issues surrounding tenant right of first refusal. We also address some key problems at the end of this article. First, we'll look at the variations between the House and

Senate versions of the bill, both of which were included as part of a broader economic development bill.

HOUSE VERSION: STATEWIDE LOCAL OPTIONS

The House version of TOPA was one of nearly 700 amendments initially included in its economic development bill, H.5562. It looks similar to legislation proposed in the past. If this version gets through conference committee, it would allow cities and towns the option to adopt TOPA for their municipality. It would not be a statewide mandate.

The House version states renters can form a union in order to purchase the building, but specifically prohibits landlords from having anything to do with forming the union.

In addition to the core problems with TOPA, the additional problem here is that barring landlords from participating adds time to the sale process. In a building with no existing tenants' union, the landlord must allow time for the renters to organize, and then begin the process of approvals and offers.

H.5562 would require landlords to notify tenants of their intent to sell within seven days. Renters would then have 15 days to submit an offer. If the tenant association does not act, the landlord is free to entertain third-party offers.

If the landlord receives such an offer, they have seven days to notify the renters. At that point the tenant association (or the group they designated their rights to) would need to respond with their own offer within 15 days, though the legislation does have verbiage that would appear to allow up to 30 days in some circumstances.

If the tenants' offer is accepted, they have 160 days to perform all due diligence, secure financing and close on the property.

It should be noted here that a typical market close is 30 days. Consider the case of a landlord selling out for health reasons. There would be, factoring in the delays above, more than half a year of forced service as rental housing provider before the landlord could exit.

If the offer is rejected and the initial third party is no longer interested, repeat these steps until the building is sold. The delays can go on without end.

There are exemptions. Among them, this version of TOPA would not apply to landlords who own six or fewer rental units in the participating municipality.

SENATE VERSION: FIVE-YEAR PILOT IN FIVE COMMUNITIES

The Senate's version of TOPA, sponsored by Sen. Pat Jehlen, who is retiring at the end of this session, calls for a five-year pilot of the program in five communities. Those communities have not been publicly announced yet. It was part of S.3178, the Senate's economic development bill. It is similar to the House's version.

If this version is approved by the committee, the Executive Office of Housing and Livable Communities (EHOLC) would be responsible for writing regulations to govern the pilot program. Though some proponents of TOPA are calling the measure revenue neutral, involving a government body to create and set regulations is not free by any means. There may not be a specific line item in the state budget for "TOPA," but EOHLC employees are not going to work for free.

In a Facebook reel, co-sponsor Sen. Lydia Edwards said, "We can finally look to our own cities and not [Washington] D.C. to see if TOPA is right for us in Massachusetts."

TOPA OPENS DOOR TO CORRUPTION

Speaking of Washington, D.C., TOPA supporters frequently talk about the benefits of allowing renters the right to purchase the property they've been living in, but often gloss over the part of TOPA that also allows tenants to transfer that purchase power to a local housing party, community development corporation or other similar organization.

The Massachusetts bill prohibits tenants from transferring their rights in exchange for compensation, which at face value would prevent corruption and/or extortion. However, it would be

Looking to sell your building quickly? Not with TOPA, which adds on extra time every step of the way. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

naïve to think that a shadow economy for under the table deals wouldn't crop up almost immediately.

In the nation's capital, such selling is not prohibited, and there's ample evidence that tenants are more likely to sell their purchase right to corporations instead of buying the building themselves. The problem was apparently egregious enough for lawmakers to pass the Rebalancing Expectations for Neighbors, Tenants and Landlords (RENTAL) Act in September 2025, which includes a 45-day "cooling off" period when tenants cannot reassign their right to purchase.

That means even more time before the landlord could sell their property, unless the tenants' association was able to buy it directly.

MassLandlords has opposed TOPA in every legislative session where it has been proposed, and we continue to do so as this bill moves through conference committee.

Point your camera app here to read more online.


Protect Your Home
JJM INSURANCE AGENCY
tel. 508-791-1141
info@JJMInsurance.com
fax 508-753-5630


RentHelper
Worried about court?
Try a payment plan.
The only rent collection service with
mandatory credit reporting.
It really works.
Learn more at RentHelper.us
Wednesday
Thursday

Notice of Annual Meeting 2026: MassLandlords Annual Elections Oct. 7 through Oct. 21

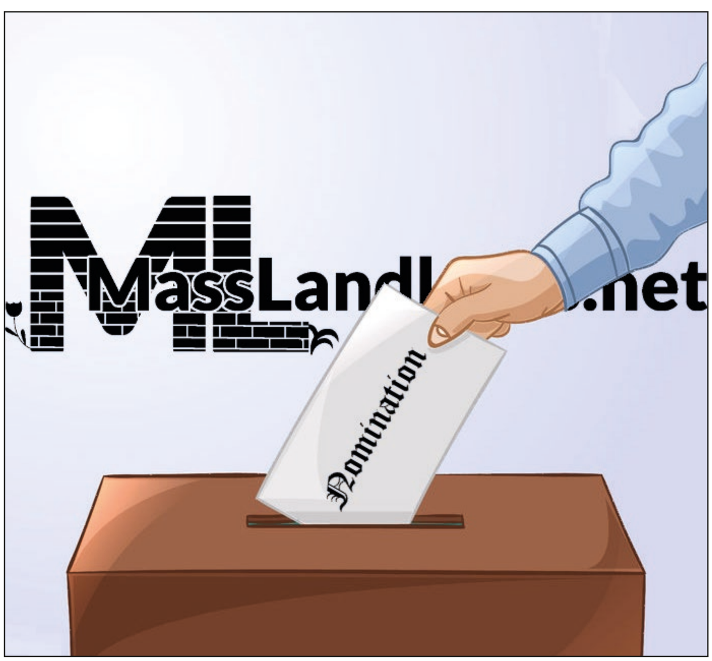
Members in good standing must vote online at MassLandlords.net/vote in this year's annual election.

At the end of each year, we elect a member to the Board of Directors. MassLandlords is a 501(c)(6) nonprofit trade association. Members like you set our direction.

Our annual meeting this year will be conducted electronically only. Electronic voting will take place at MassLandlords.net/vote starting Wednesday, Oct. 7, 2026, and running through Wednesday, Oct. 21, 2026.

The Record Date is Sunday, Sept. 27, which means you must be a member in good standing on that day to vote. Quorum will be 25% of members as of the record date.

Members must pay dues to MassLandlords or a directly managed chapter (service contract chapters have their own elections).



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

THE BOARD OF DIRECTORS

The Board of Directors are volunteers who oversee the operations of the association. Our legal mission is to create better rental housing in Massachusetts by helping current, new and prospective owners run sustainable, compliant and quality businesses. To this end, MassLandlords organizes opportunities for landlord education and networking and advocates appropriate changes to the laws.

At time of writing, three people had been nominated. We are confirming eligibility and interest with them.

Directors serve a five-year term. The Board of Directors has no operational responsibility, rather their job is to oversee. In particular, they must hire or fire the person currently in the Executive Director's role, if necessary. They must also review financial reports and verify that association business aligns with our mission.

Members can submit nominees through Oct. 1. Write-ins on the voting day will be allowed.

Log in at MassLandlords.net/vote between Oct. 7 and Oct. 21 to view final ballots and biographies and to vote electronically. The voting page will not be published before that date, so mark your calendar.

Point your camera app here to read more online.

MassLandlords To Implement Annual Inflation-Related Dues Adjustments for All Members

City Life/Vida Urbana is one of the biggest proponents of rent control. They have $7 million in assets and $4 million a year in revenue. We do not. Our dues adjustments help us keep pace with big-budget special interest groups. (Image: Fair Use)

The adjustment keeps dues increases on pace with inflation for all members in order to maintain revenue and keep MassLandlords operational.

In July 2026, the MassLandlords Board of Directors unanimously voted to adopt a resolution that establishes annual inflation-based dues adjustments for all members. This necessary change will allow MassLandlords to keep operating and providing member services and benefits.

"Each month, MassLandlords members collectively take in approximately $100 million in rental income, of which MassLandlords receives less than one-twentieth of one percent," the resolution announcing the change stated. "This is an unsustainably low level of support given the climate in Massachusetts."

INVEST TO GET A RETURN

This year, we were proud to help defeat the rent control ballot initiative, but it wasn't cheap. Already, advocates are working on getting rent control back on the ballot for 2028. We can and will defeat them once more, but again, it will not be cheap. We need to build up revenue to prepare for that fight, along with opposing any other bad housing policy that comes along.

This legislative session, lawmakers are once again debating TOPA. We've already opposed it at the House and Senate levels and, now that it is moving on to conference, will oppose it there as well.

Then there are good ballot initiatives to support, such as the one that would allow single-family home construction on 5,000-square-foot lots by right.

Advocating for better housing policy is paramount to our mission. Getting member support for housing initiatives is equally important. We need to be able to effectively influence rental housing law in Massachusetts, and that means we cannot continue to operate at our current levels. Better housing starts with us.

We must reinvest in our membership, to continue providing services and adding new benefits for new and existing members.

HOW THE CHANGE AFFECTS YOU

Members who pay dues based on unit count will see their base dues and price per unit change according to inflation. Base dues for these members are calculated based on average rents in the counties where they operate rentals. Unit price is based on the number of units owned or operated: Small landlords pay less; larger landlords contribute more. We view this as the best, most equitable way to keep our policy momentum while providing a wide range of landlord services.

Grandfathered members who still pay a flat rate for membership will also see their dues increase to reflect inflation.

Dues will be indexed to the consumer price index for urban workers (CPI-U) seasonally unadjusted.

CHANGES TAKE EFFECT SOON

Members who joined on or after July 30, 2026, have already paid the current year's inflation-adjusted dues price. Existing members renewing after a date to be determined, likely in September 2026, will have their dues adjusted at their next renewal as soon as technically feasible. Everyone will receive a 30-day notice before their dues change.

This means in actual practice, no existing member will see an inflation adjustment before mid-September, and in any case everyone will be notified.

Grandfathered members will not be required to switch to per-unit pricing unless their membership lapses. A membership can lapse if the credit card on file cannot be charged at renewal time. Grandfathered members are reminded to make sure their method of payment on file is up to date. We can all update this preemptively at https://masslandlords.net/business.

For more information about membership dues, including hardship pricing, see https://masslandlords.net/dues.

Right now, MassLandlords has 2,608 active members. We've come a long way since we started. Thank you for supporting us and keeping us moving forward as we continue to advocate for you, improve rental housing statewide, and build a statewide community of housing providers. ML

Point your camera app here to read more online.

Landlord Basics: Abandoned Property Law for Massachusetts Rentals

By Kimberly Rau, MassLandlords, Inc.

A basic overview of Massachusetts laws for abandoned property left in rentals after a tenancy ends.

When a tenancy ends, your former renters should take all of their belongings with them. Sometimes, however, tenants leave items behind. When that happens, you may be tempted to throw away everything or take it all to a thrift store. Most of the time, that would be unlawful.

This article will give a basic overview of what you should do if your renter leaves behind any property, including trash.

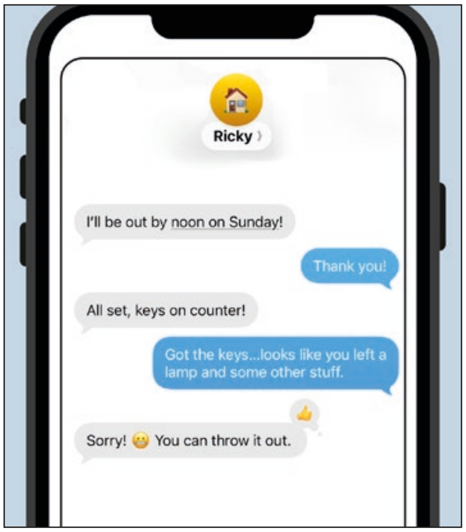
THE MOVE AND STORE LAW IN MASSACHUSETTS

In most cases, regardless of how your rental becomes vacant, you cannot throw away abandoned property, or otherwise get rid of it in what is sometimes called a curbside eviction.

You can legally dispose of anything that poses an immediate health risk, such as old food. Everything else is subject to Massachusetts' move and store law. This includes coat hangers, hair ties, clothes lying on the floor, mattresses and all things big and small. When in doubt, store it.

The move and store law states you must have a sheriff or constable transport the items to a licensed and bonded storage facility. You must let your former renter know where they can retrieve their possessions.

What do you do when your renter moves out, but leaves personal items behind? Massachusetts law is clear: You can't get rid of it without permission. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)



It doesn't have to be complicated: This text exchange confirms that Randy Renter has officially moved out, and is okay with his landlord getting rid of the items he left behind. You need confirmation of both before you can get rid of abandoned property. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

These items must be stored for up to six months. The state website is not clear if you must pay upfront for storage. It only tells renters if they do not return for their items within six months and do not pay for storage, the facility can sell their abandoned items. However, storage facilities may require prepayment. This is especially true if the items to be stored are unlikely to have much resale value for the company.

You are legally allowed to pursue repayment from your former renter for any moving and storage costs you incurred. This could mean going to small claims court. Do not use the security deposit (a security deposit can be used for "damage" beyond reasonable wear and tear, Chapter 186 Section 15B, but abandoned property is not damage).

MY RENTER WAS EVICTED

If your renter is evicted, a judge will give you judgment for possession of the unit. They will also give your tenants a move-out date. Your renters must be off the property by that date, or you can have a constable or sheriff escort them off.

In a perfect scenario, your renters will pack up and leave on or before that date, taking their possessions with them. In an imperfect scenario, they won't pack a thing. The constable or sheriff will supervise lawful removal of clothing, furniture, household items and trash.

Follow the move and store law and make sure your renters are notified of where they can retrieve their items.

MY TENANT VACATED THE RENTAL UNIT WITHOUT NOTICE

If your rental unit is abandoned with the tenants' personal property inside, you have two issues. The first is regaining legal possession of the unit. The second is dealing with the abandoned items.

If your renter died, reach out to their emergency contact. They should be able to put you in touch with the appropriate person, usually next of kin or the executor of their estate. That individual should work with you to find a convenient time to collect the property in the rental. This is also when you can discuss what to do with the rental.

If your renter simply moved out with no notice, or your renter passed away without family or other designated representative to handle their estate, you will need to follow the state's law on abandoned property.

This essentially means issuing a notice to quit, going through the eviction process and then following the move and store law. These typically move faster than other evictions, since the motion will not be challenged.

I KNEW MY RENTER WAS LEAVING AND THEY SAID, "IT'S TRASH."

If your renter moved out and returned the keys to you, you may have a bit more leeway with anything they left in the unit. However, you cannot touch their things until you have two things: possession of the unit and permission to do so.

First, confirm they've officially moved out and will not be returning. Get it in writing (text messages and/or email count). This creates a paper trail that proves you have possession of the rental. Then, ask them for permission to get rid of any remaining items.

Once you have their permission, the items are effectively yours. You may need or want to throw all of it away. Depending on what has been left behind, that could be expensive, especially if your city or town charges for bulky item pickup.

If your lease has a clause for move-out fees, you may be able to bill them after the fact for this service. Do not use the security deposit.

Please note, any clauses you have in your lease concerning move out fees cannot be applied to abandoned units cleared via the eviction process, because the eviction law says the landlord pays for removal.

MY FORMER RENTER LEFT A PET BEHIND IN THE RENTAL

Two separate Massachusetts laws require landlords and property managers to inspect vacated rental units for animals within three days, regardless of whether the renter moved out with notice, abandoned the unit without word or was evicted.

If you find wild animals, take steps to secure the unit from further invasion, and call an animal control officer or exterminator as appropriate.

If you find a pet, you must first try to contact the former renter. There's a chance they have no idea their pet was left behind (or made their way back "home") and have been frantically searching for their animal.

If you cannot reach your former renters, call your local animal control department and let them know what's going on. They'll direct you to the appropriate people, or take over from there.

CONCLUSION

Abandoned items after a tenancy ends can be a headache, but it's important you deal with them lawfully to avoid court and fines.

If you are ever unsure about your next steps following a move-out, consult your attorney.

Point your camera app here to read more online.

New Survey Asks Members: How Did You Feel About Being a Landlord Before and After Joining MassLandlords?

The member survey asks about being a rental housing provider before and after finding MassLandlords, and should take less than three minutes to complete.

A new, brief survey asks members to report on their perceptions of being a rental housing provider before and after joining MassLandlords.

All members should plan to spend less than three minutes responding to the questionnaire, which asks you to agree or disagree with a series of statements based on your thoughts about being a landlord before you joined, compared to how you felt after becoming a member.

How did you feel before joining MassLandlords? How do you feel now? Take our brief survey and let us know! (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Information collected from the survey will be used to speak to prospective members, as well as inform member benefits going forward.

"We make decisions to invest for a variety of reasons, not all of which are dollars-and-cents," said Executive Director Doug Quattrochi when asked about why we're doing this. "When it comes to dues, we want to make sure we understand whether MassLandlords delivers not just on hard savings, like our Home Depot partnership, but also on how it feels to operate rental housing as a member."

The survey consists of 16 multiple-choice questions, divided evenly between member experience before joining MassLandlords and after. For example, "I felt/feel overwhelmed" appears in both the "before" and "after" sections to gauge how well MassLandlords is doing at explaining best practices and legal requirements. Members can choose five options ranging from "strongly disagree" to "strongly agree," with a neutral choice as well.

Two optional fields allow you to provide additional feedback in your own words if desired.

Please take a few minutes (literally!) to help us improve MassLandlords. Take the survey here.

Point your camera app here to read more online.

Newly Updated Lease and Tenancy at Will Forms Available for Members

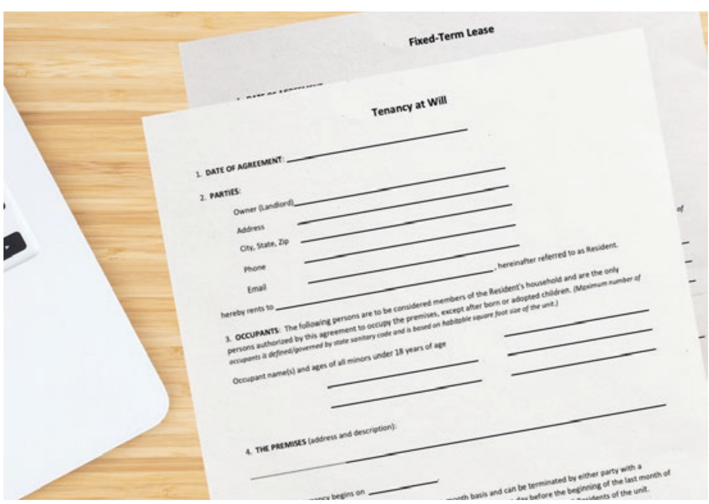
The newly released rental forms include updates on broker fees, invasive plants, trash disposal and more.

Newly updated rental agreement forms for both a standard lease and tenancy at will are now available to members on our forms page in the Rental Agreements section.

Version 9.2 of each agreement contains important updates and additions to keep the rental agreements in line with current laws and best practices. (Note: The prior lease agreement was version 8; we have jumped to 9.2 so both the standard lease and tenancy at will agreements have the same version numbers.)

NEW LANGUAGE CLARIFIES LIMITS ON BROKER FEES, MOVE-IN MONIES

Updates include a change in verbiage to clear up a gray area surrounding broker fees when a renter breaks the lease early. This ensures landlords are operating on the right side of the law, even though the so-called broker fee ban enacted in 2025 does not address this specific scenario.



Do you prefer a fixed-term lease, or a month-to-month (tenancy at will) agreement? Both have been updated to reflect changes to the law and current best practices. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Note: A recent settlement between the attorney general's office and Green Ocean Property Management appears to allow broker fees as a penalty for breaking a lease early. If you choose to add this clause back in based on this settlement, please let us know how it goes.

There's also a section stipulating that the agreement is contingent upon any collected move-in money clearing the bank. In other words, if a renter's check for first month's rent, last month's rent and/or the security deposit bounces, you may void the full agreement if necessary.

SAVE THE ENVIRONMENT AND YOUR PLUMBING

Other additions include information on how to deal with the removal of invasive plant and insect species on the property. This clause comes after discussion with an ecologist at the Native Plant Trust and utilizes current best practices regarding invasive species.

We've also added warnings against flushable wipes and other dissolvable microplastics. Though they are branded as flushable, these wipes can wreak havoc on plumbing, sewers and septic systems. "Dissolvable" microplastic products often do not fully dissolve, which can lead to clogs and expensive service calls.

RENTER RESPONSIBILITY IN KEY AREAS CLARIFIED

We've updated our lease and tenancy at will forms with language that prevents the renter from re-assigning the rental agreement to someone else. There's also verbiage surrounding trash collection (bins must be brought in from the curb after pickup).

A final addition lets renters know that if they have received a notice of nonrenewal, remaining in the unit after the lease expires could be grounds for a for-cause eviction, instead of a no-fault/no-cause-stated eviction. Consult with an attorney before utilizing this clause.

These forms are available for immediate download, free of charge for all members in good standing. Lapsed members can renew online.

Point your camera app here to read more online.

MassLandlords Upcoming events

See details under each region

2026 SEPTEMBER

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

2026 OCTOBER

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

STATEWIDE

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

FRI 09/04

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, SEPTEMBER 4TH

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.

PARTICIPATING IN THE ZOOM CHAT

Participation is flexible. You may join by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

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.

Need help joining? Our virtual registration desk opens 30 minutes before the event. Call 774-314-1896 or email hello@masslandlords.net for assistance.

ZOOM CHAT DETAILS

Your Zoom link and passcode will be emailed immediately after registration and again on the day of the meeting. They are also available anytime on your online event access page.

PRICING

This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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

ADD TO YOUR CALENDAR

Google Calendar: Add all MassLandlords events | Add just this event

Outlook Calendar: Add all MassLandlords events

FIRST FRIDAY OFFICE HOURS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI. NO PRESENTATION. OPEN Q&A. FRI SEP 4TH, 12 PM - 1 PM ZOOM.

Topic: First Friday Office Hours with Doug Quattrochi September 4th, 2026

Time: Sep 4, 2026 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85205375085?pwd=3mAsX-ab29XYBIVhXaqbpFy7ktPMp8C.1

Meeting ID: 852 0537 5085

Passcode: 816839

One tap mobile
+13126266799,,85205375085#,,,,*816839# US (Chicago)
+16468769923,,85205375085#,,,,*816839# US (New York)

Join by SIP • 85205375085@zoomcrc.com

Join instructions
https://us02web.zoom.us/meetings/85205375085/invitations?signature=vqned2nza8P9hl-hOSSbwcrUfN0tBciKyqt9CbRBDbxI

Add this event to your Google Calendar: add this event only to your Google Calendar.

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

WED 09/16

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!

"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.

THIRD WEDNESDAYS WITH ATTORNEY GREENMAN NEXT ON WEDNESDAY, SEPTEMBER 16TH
Except for holidays and where her schedule requires otherwise, Attorney Greenman will be available to members on the third Wednesday of every month.

ZOOM CHAT AGENDA
- 4:30 pm Start
- 5:30 pm Zoom Chat ends

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

PARTICIPATING IN THE ZOOM CHAT
Participation is flexible. You may join by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

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.

Need help joining? Our virtual registration desk opens 30 minutes before the event. Call 774-314-1896 or email hello@masslandlords.net for assistance.

ZOOM CHAT DETAILS
Your Zoom link and passcode will be emailed immediately after registration and again on the day of the meeting. They are also available anytime on your online event access page.

PRICING
This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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

ADD TO YOUR CALENDAR
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THIRD WEDNESDAY OFFICE HOURS WITH ATTORNEY GREENMAN. NO PRESENTATION. OPEN Q&A. WED SEP 16TH, 4:30 PM - 5:30 PM ZOOM.
Topic: Third Wednesday Office Hours with Attorney Greenman September 16, 2026

Time: Sep 16, 2026 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/86477072395?pwd=POnaoP-9a0zcOLQbM607taQMgXDasnH.1

Meeting chat link
https://us02web.zoom.us/launch/jc/86477072395

Meeting ID: 864 7707 2395

Passcode: 479400

One tap mobile
+16469313860,,86477072395#,,,,*479400# US
+13017158592,,86477072395#,,,,*479400# US (Washington DC)

Join by SIP •
86477072395@zoomcrc.com

Join instructions
https://us02web.zoom.us/meetings/86477072395/invitations?signature=O12la47Fxx1yn5N4yGx-BuQ3a8T5B22wpCkUXKOmASTs

Add this event to your Google Calendar: add this event only to your Google Calendar.

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:

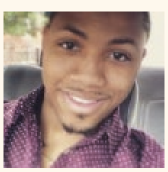
- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:

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

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

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

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

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

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

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

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

MassLandlords Executive Director Doug Quattrochi

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 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 Center14th Floor, Charles Conference RoomOne BroadwayCambridge, 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.

ARTICLE YOU MAY HAVE MISSED

Ballot Question Would Allow Single-Family Home Construction on 5,000 Square Feet by Right

Amid the loud debate over rent control, a second housing-related ballot question that would remove overly restrictive lot size minimums slipped under our radar. Unlike rent control, this initiative could actually do something to help fix the housing crisis.

Point your camera app here to read more online.

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

THU 09/10

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, SEPTEMBER 10TH

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.

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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.

MassLandlords
One Broadway, Floor 14
Cambridge, MA 02142

BECOME A MEMBER

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!