

# Tenants' Rights in Massachusetts

Mass. Law Reform Institute  
Mass Continuing Legal Education  
Basic Benefits Training

September 24, 2024



# Today's Focus

- Eviction process basics
- Right to a habitable apartment
- Fair housing and reasonable accommodations
- Tenant screening

# Takeaways & Tools

- Tools to help tenants protect themselves during the eviction process
- Tools to help tenants document bad conditions and most importantly notify their landlord
- Updates on changes in the law including the State Sanitary Code and new eviction record sealing law

# Agenda

9:30 (10 min)

Introduction

9:45 - 10:30 (45 min)

**Evictions** - Part 1

10:30 – 10:40 (10 min)

Break

10:40 – 11:25 (45 min)

**Evictions** - Part 2

11:25 – 11:45 (20 min)

**MADE Online Demo**

11.45– 12:30 (45 min)

Break for Lunch

12:30 – 1:00 (30 min)

**UptoCode** and

[Housing Search](#) Demo

1:00 – 1:45 (45 min)

**Getting Repairs**

**Made**

1:45 – 1:55 (10 min)

Break

1:55– 2:40 (45 min)

**Housing**

**Discrimination**

2:40 – 3:05 (25 min)

**Tenant Screening**

3:05 – 3:30 (25 min)

Open Questions

3:30

Close Out

# Questions

- Time built-in time for questions at end of each topic
- Questions should be framed in a general way, not about individual cases
- If you are online - put questions in **Faculty Questions** tab on the right of the screen

# New & Improved MassLegalHelp Website



Go to  
Housing,  
Apartments &  
Shelter

## Eviction

Notice to Quit, representing yourself, stopping an eviction



## Rent

Paying rent, increases, and rent in public and subsidized housing



## Rooming Houses, Mobile Homes & Condos

Rights, rules, and protections



## Taking Your Landlord to Court

The Massachusetts court system, suing your landlord,

## Repairs & Bad Conditions

Problems with your landlord, and how to document health and safety issues in your home



## Tenants' Rights

Your rights when moving in, moving out, and while living in a rental



## Utilities

Paying for heat, electricity, internet, and phone; shut-offs





### **Security Deposits**

What landlords can charge and how to get yours back



### **Housing Discrimination**

Fair housing laws, accommodations, and how to stand up for your rights



### **Domestic Violence & Housing**

Your housing rights as a survivor of domestic violence



### **Public & Subsidized Housing**

Government-funded housing, including vouchers/Section 8



### **Foreclosure**

Homeowners facing foreclosure, tenants in foreclosed properties



### **Emergency Shelter**

Homelessness and Emergency Assistance (EA) shelter



Go to [masslegalhelp.org/housing-apartments-shelter](https://masslegalhelp.org/housing-apartments-shelter)

# MassLegalHelp Booklets:

## Representing Yourself in an Eviction

- Booklet 1: Protecting Yourself in an Eviction
- Booklet 2: Housing Code Checklist
- Booklet 3: The Answer - **Recently updated**
- Booklet 3A: Late Answer & Discovery
- Booklet 4: Discovery - **Recently updated**
- Booklet 4A: Tenant Foreclosure Discovery
- Booklet 5: Transfer
- Booklet 6: Removing Default
- Booklet 7: Appeals
- Booklet 8: Stay
- Booklet 9: Affidavit of Indigency
- Booklet 10: Negotiating a Settlement of Your Case
- Booklet 11: Error Correction Form

[masslegalhelp.org/housing-apartments-shelter/eviction/booklets-representing-yourself-eviction](https://masslegalhelp.org/housing-apartments-shelter/eviction/booklets-representing-yourself-eviction)



# MassLegalHelp Overview Articles

## Updated in 2024

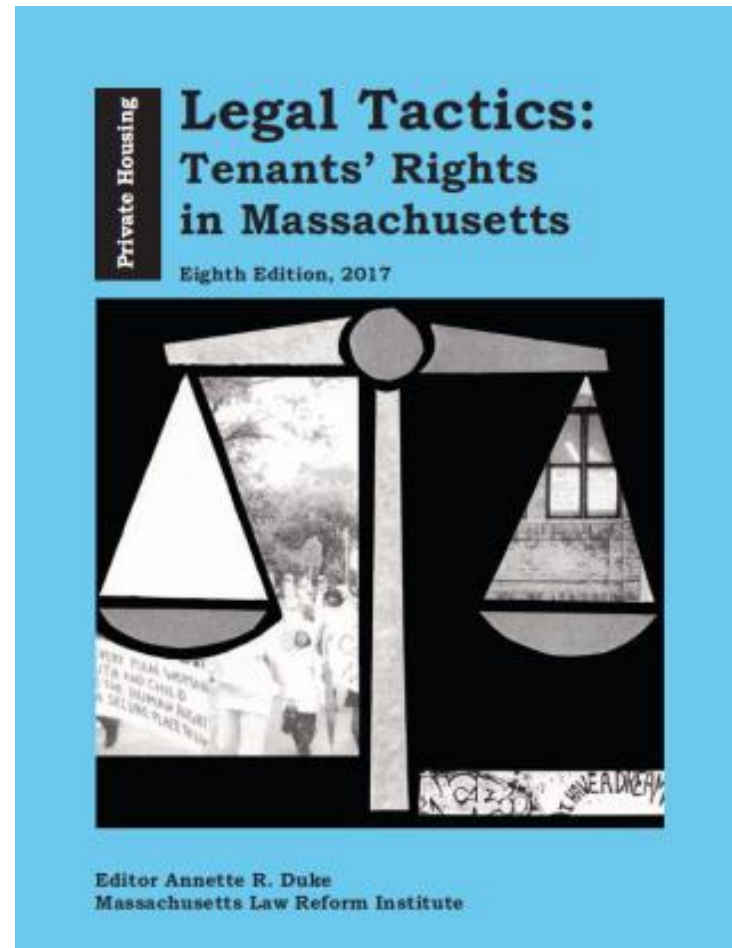
click to access to



**ARTICLE**

- [Eviction and Notices to Quit](#)
- [Getting a landlord to make repairs](#)
- [Understanding your leases](#)
- [Tenant screening](#)
- [Security deposits](#)
- [Discrimination in housing](#)
- [Tenants, foreclosure, and eviction](#)
- [Utilities](#)
- [Rent](#)
- [Lead laws](#)
- [Moving out of your apartment](#)
- [Rooming houses](#)
- [Mobile homes](#)
- [Types of tenancies](#)

# Updated Legal Tactics Out in Fall 2024



# Faculty

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