

OCTOBER Meeting Recap

A meeting of the SWCLA was held on Monday, October 4, 2021, at 7 p.m. via Zoom.

Doug Quattrochi, Executive Director of MassLandlords gave an update. MassLandlords provides forms which he encouraged us to use. They include applications, applicant qualifiers, lease and month-to-month, notices to quit, security deposit compliance, etc.

Doug outlined proposed changes to dues for masslandlords.net. The SWCLA Executive Committee is in the process of discussing this matter with Doug for clarification and how the changes might affect current and new members. Once this topic has been firmly settled and understood, all SWCLA members will be informed for open discussion.

He again emphasized the value of Certification. Levels 1 and 2 are ready now.

The CDC moratorium is over. The likelihood of H1434 eviction moratorium 2.0 is now very low.

Doug showed bar graphs of Summary Process cases filed and evictions issued. Post-eviction moratorium, the average number of executions issued per month dropped from 1455 executions to 287 executions.

He offered options to follow if your renter has been unfairly denied rental assistance.

Regarding the Clean Heat Commission, Mass will establish an expanded program for air source and ground source. Doug would like MassLandlords to participate in this.

He asked for all landlords to contact their legislators regarding S.890 and H1426. These are bills on tenant's right of first refusal. The intent is to give renters time to purchase where they live. The goal is to prevent elderly and low-income displacement. The law would delay or prevent the sale of multi-families for half a year or more. Washington D.C. has a law like this. No renters use it. They transfer their rights to developers which gives us great concern.

Doug closed with his 3 good things: Record high membership of 2,277 dues paying members; Certification test is live; and we are one of 60 invited to participate in stakeholder meeting with Governor's Office Trial Court.

Our agenda for the meeting was an open question and answer forum.

Mark Marzeotti announced our plan for starting live meetings, beginning with the next meeting in November. Dan O'Connor will speak about insurance. We will have refreshments. Members can make their own decision whether to wear a mask or not. We will also Zoom the meeting for those who choose to not attend in person. Also we will try recording the Zoom meetings.

There was discussion on how to use the Home Depot landlord discount. The MassLandlord Pro number is 774 314 1896. It can be used out-of-state.

Mark asked if anyone had used the services of any of our advertisers. Several have used Pest B Dead, and were happy with the results.

Dave announced that he has taken and passed the Level1 Certification.

Rental assistance is available through RCAP, which is now called Affordable Housing.

Mary Chabot asked if anyone is having any lead paint issues. As of 2017 encapsulation is no longer accepted as a solution. Mark asked her to speak on lead paint issues at a future meeting.

There was discussion about how to get good tenants. Several suggestions were offered, including checking MassCourts.org and looking at GoSection8.com, credit checks, etc.

There was some question about how to join SWCLA directly. Many members come through MassLandlords. Some clarification might be needed.

Our meeting ended shortly after 8 p.m.

Submitted by Mary Palazzo