

February 2022 Meeting Notes

Our monthly meeting was held on Monday, February 7, at 7 p.m. via Zoom. Doug Quattrochi, Executive Director of MassLandlords gave a 15-minute update.

He covered our mission which is to create better housing, to help owners run profitable, compliant and quality businesses. He highlighted our 2022 goals: to double our value to MA landlords via team benefits and advertising to renters. To realign at least one public resource (e.g. rental assistance) toward greater transparency.

Public service announcement: four free at home tests are available per residential address from these sites: covidtests.gov and special.usps.com/testkits.

He encouraged us to participate in upcoming events as they count for CML level 3. He reminded us to use the autorenewals for membership as it gives us a steep discount.

As far as being back in person at state events, it is still some time out and Zoom is now a permanent part of our event rotation.

He reminded us to search MassLandlords site to determine which screening service will best suit our needs in each applicant screening.

Last year members voted for rental assistance as the main thing that would make the eviction moratorium okay. But the money was not forthcoming, so MassLandlords has filed a public records lawsuit. Please email ronbernard@icloud.com to let me know you read our newsletter. Peter Vickery, Legislative Affairs Counsel, will argue our case before the judge. Either the judge will let the public see the rental assistance timeouts, or the state will remain corruptly in the dark.

Other topics: The Boston moratorium was over-turned. MassLandlords filed 30A Security Deposits petition. The security deposit law conflicts with other laws. Rent control is being discussed again.

On the positive side - we will be a prominent part of a Tufts University graduate student thesis to be published soon (state eviction moratorium).

Mark introduced our speaker, Peter Shapiro for a landlord support group session. Peter had three purposes for the meeting: participant introduction, identify the issues and offer consultation/advice. After we had all introduced ourselves, Peter summed up and identified our issues. Some categories included repairs, use of rooms, evictions, whether to raise rents or not, whether to buy or not, etc. Then he shared thoughts on how these could be handled.

Peter spoke a bit on power imbalances with tenants and how tenants view landlords. He asked if anyone had subsidized rents and there was some discussion on the various

types of subsidies and the corresponding forms for filing on these. Forms often can be filed online rather than in person.

Peter then asked us to share some of our problems/experiences and how we handled them. These included how tenants reacted to rent increases, and if the amount of the increase had an effect on the tenant reaction. Also, how to handle situations of unauthorized tenants. Peter advocates no-fault evictions rather than eviction for cause. Cause is not easy to prove.

Submitted by
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