
By Mr. Kaplan of Boston, petition of Charles Kaplan relative to the rental of dwelling accommodations and to evictions therefrom.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Forty-Eight.

AN ACT RELATIVE TO THE RENTAL OF DWELLING ACCOMMODATIONS AND TO EVICTIONS THEREFROM.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. No person shall pay and no person shall
2 receive as rent for any accommodation used as a
3 dwelling an amount in excess of the sum paid or pay-
4 able as rent for such dwelling on the date when federal
5 rent control shall have been terminated.

1 SECTION 2. No person shall be evicted from
2 premises occupied for housing accommodations within
3 the Commonwealth of Massachusetts, except after
4 compliance with existing provisions of law and except
5 for: —

6 (1) Non-payment of rent.

7 (2) Tenant's unreasonable refusal of access to land-
8 lord.

9 (3) Violation of a substantial obligation of tenancy,
10 or committing or permitting a nuisance, or permitting
11 the use of the housing accommodations for immoral or
12 illegal purposes.

13 (4) Occupancy by a landlord, for himself, his family
14 or dependents, who owned or acquired an enforceable
15 right to buy or the right to possession of the housing
16 accommodation prior to November first, nineteen
17 hundred and forty-two, who can satisfy the court that
18 he has an immediate compelling necessity to occupy
19 the place as a dwelling place for himself, his family or
20 his dependents, except that in the case of a veteran of
21 World War II who has owned the property or acquired
22 an enforceable right to the property prior to November
23 first, nineteen hundred and forty-two, he need only
24 satisfy the court that he seeks in good faith to occupy
25 the premises as a dwelling for himself.

26 (5) Occupancy by a landlord who had purchased or
27 acquired a right of possession of housing accommoda-
28 tions either before or after November first, nineteen
29 hundred and forty-two, who has given the tenant six
30 months notice to quit unless the tenant is a veteran
31 of World War II.

32 (6) Occupancy by a veteran of World War II who
33 purchased or acquired a right of possession of housing
34 accommodations either before or after November
35 first, nineteen hundred and forty-two, who has given
36 the tenant three months notice to quit unless the
37 tenant is a veteran of World War II.

1 SECTION 3. Whoever violates any provision of this
2 act shall be punished by a fine of not more than five
3 hundred dollars or by imprisonment for not more than
4 six months or both.

1 SECTION 4. This act shall take full effect upon the
2 termination of rent control, so called, by the federal
3 government.