

# HOUSE . . . . . No. 5755

By Mr. DeFilippi of West Springfield, petition of Walter A. DeFilippi relative to making the furnishing of certain services of landlords dependent on the payment of rent. Commerce and Labor.

## The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty-Two.

AN ACT MAKING THE FURNISHINGS OF CERTAIN LANDLORD SERVICES  
DEPENDENT ON THE PAYMENT OF RENT.

*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. The first sentence of section 14 of chapter 186 of  
2 the General Laws, as most recently amended by section 1 of  
3 chapter 192 of the acts of 1974, is hereby further amended by  
4 adding the following words: — ; provided, however, that any such  
5 services required to be furnished may be withheld during any  
6 period in which the tenant is unlawfully withholding, refusing or  
7 failing to pay rent.

1 SECTION 2. Section 8A of chapter 239 of the General Laws, as  
2 most recently amended by chapter 133 of the acts of 1981, is hereby  
3 further amended by adding the following paragraph: —

4 Upon the pleading of this statute by the tenant, the landlord shall  
5 have the same right as is therein afforded the tenant, such respon-  
6 sive pleadings to be filed on or before the originally scheduled trial  
7 date, whereupon the case shall be rescheduled two weeks later as in  
8 the case of interrogatories in the summary process rules.

