
By Mr. Birmingham of Boston, petition of Leo M. Birmingham for an extension of the duration of the law relative to the termination of tenancies at will. The Judiciary (Joint). Jan. 21, 1925.

The Commonwealth of Massachusetts.

In the Year One Thousand Nine Hundred and Twenty-Five.

An Act relative to the Termination of Tenancies at Will.

1 *Whereas*, The deferred operation of this act
2 would defeat its purpose to provide immediate
3 relief from hardship incident to the present
4 scarcity of houses and buildings available for
5 habitation, it is accordingly declared to be an
6 emergency law, necessary for the immediate
7 preservation of the public safety and con-
8 venience.

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.* Whenever a tenancy at will is
2 terminated, without fault of the tenant, either
3 by operation of law or by act of the landlord,
4 except as provided in section twelve of chapter
5 one hundred and twenty-nine of the Revised
6 Laws, no action to recover possession of the
7 premises shall be brought, nor shall the tenant
8 be dispossessed until after the expiration of
9 thirty days from the time when the tenant re-

10 ceives notice in writing of such termination;
11 but such tenant shall be liable to pay rent for
12 such time during the said period as he occupies
13 or detains the premises, at the same rate as
14 theretofore payable by him while a tenant at
15 will. No notice given under the provisions of
16 said section twelve, except a notice to quit for
17 non-payment of rent, shall terminate a tenancy
18 at will until after the expiration of thirty days
19 from the giving of such notice.

1 SECTION 2. This act shall take effect upon its
2 passage, but shall become null and void on the
3 first day of May in the year nineteen hundred
4 and twenty-six.

