

By Mr. Navin of Marlborough, petition of Robert E. Lincoln and Joseph M. Navin for legislation to protect elderly tenants from eviction from apartment buildings to be converted into units for offices or businesses. Housing and Urban Development.

**The Commonwealth of Massachusetts**

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

AN ACT PROTECTING ELDERLY TENANTS FROM EVICTION FROM APARTMENT BUILDINGS TO BE CONVERTED TO BUSINESS USE.

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

1 Chapter 239 of the General Laws is hereby amended by inserting  
2 after section 1A the following section: —

3 *Section 1B.* No owner or lessor of land or tenements used for  
4 residential purposes may bring an action under this chapter to  
5 recover possession thereof, if (a) the building comprising such  
6 tenements contains four or more units used for dwelling purposes;  
7 (b) the owner thereof contemplates the conversion thereof into  
8 units for office or business use; and (c) the defendant in such action  
9 is to be a tenant over the age of sixty-two, unless he shall first have  
10 located suitable and comparable housing accommodations for the  
11 tenant acceptable to the tenant and at a similar rental and in the  
12 same city or town and unless he agrees to pay the costs of relocating  
13 the tenant.

14 If an owner or lessor who contemplates such a conversion shall  
15 within six months prior to bringing such action have increased the  
16 rental of the tenant by more than the cost of living percentage  
17 allowed to recipients of social security benefits, or shall have elimi-  
18 nated or reduced any service previously rendered to the tenant, the  
19 tenant shall have a defense to an action for summary process  
20 brought by the owner or lessor.

