

By Mr. Glodis of Worcester, petition of William J. Glodis, Jr. for legislation to further regulate the determination of leases for certain rental accommodations. Housing and Urban Development.

The Commonwealth of Massachusetts

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

AN ACT RELATIVE TO DETERMINATION OF LEASES.

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. Section 11 of Chapter 186 of the General Laws,
2 as amended by Section 1 of Chapter 494 of the Acts of 1977, is
3 hereby amended by striking out Section 11 and inserting in place
4 thereof the following section: —

5 Upon the neglect or refusal to pay the rent due under a written
6 lease, fourteen days' notice to quit, given in writing by the land-
7 lord to the tenant, shall be sufficient to determine the lease, unless
8 the tenant, on or before the day the answer is due, in an action by
9 the landlord to recover possession of the premises, pays or tenders
10 to the landlord or to his attorney all rent then due, with interest,
11 costs of suit and reasonable attorneys' fees. If the neglect or
12 refusal to pay the rent due was caused by a failure or delay of the
13 federal government, the commonwealth, or any municipality or
14 any departments', agencies or authorities thereof, in the mailing or
15 delivery of any subsistence or rental payment, check or voucher
16 other than a salary payment to either the tenant or the landlord,
17 the court in any such action shall continue the hearing not less
18 than seven days in order to furnish notice of such action to the
19 appropriate agency and shall, if all rent due with interest and costs
20 of suit and reasonable attorneys' fees has been tendered to the
21 landlord within such time, treat the tenancy as not having been
22 terminated.

23 The mailing by certified mail, by first class mail evidenced by a
24 certificate of mailing from the United States Post Office or by reg-

25 istered mail to the last or usual above or address of the tenant by
26 the landlord or his agent of a fourteen days' notice to quit consti-
27 tutes sufficient delivery to the tenant; provided however that three
28 days' time for mailing shall be added to the fourteen day notice
29 period.

1 SECTION 2. This act shall take effect upon its passage.