

# HOUSE . . . No. 1705

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By Mr. Berlandi of Boston, petition of John J. DelMonte (Commissioner of Labor and Industries) for legislation relative to services furnished by landlords to tenants. Legal Affairs.

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## The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Fifty.

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### AN ACT RELATIVE TO SERVICES FURNISHED BY LANDLORDS TO TENANTS.

*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 14 of chapter 186 of the General Laws is  
2 hereby amended by striking out said section and in-  
3 serting in place thereof the following new section:—  
4 *Section 14.* Any lessor of any building or part  
5 thereof occupied for dwelling purposes, other than a  
6 room or rooms in a hotel, lodging house or rooming  
7 house, who is required by the terms, expressed or im-  
8 plied, of any contract or lease, to furnish water, hot  
9 water, heat, light, gas, power, refrigeration service,  
10 elevator service, or telephone or other service to any  
11 occupant of such building, or part thereof, who fails  
12 to furnish such water, hot water, heat, light, gas,  
13 power, refrigeration service, elevator service, or tele-  
14 phone or other service at any time when the same is  
15 necessary to the proper or customary use of such

16 building, or part thereof, or any lessor who wilfully  
 17 and intentionally interferes with the quiet enjoyment  
 18 of any such leased premises by the occupant, shall be  
 19 punished by a fine of not more than one hundred dol-  
 20 lars, or by imprisonment for not more than six months.  
 21 For the purposes of this section, "lessor" shall in-  
 22 clude tenancies for years, tenancies at will, and ten-  
 23 ancies at sufferance. This section shall be enforced by  
 24 the division of necessities, of life, local boards of  
 25 health and police officers within their respective  
 26 cities and towns.

AN ACT RELATIVE TO TENANCIES FOR YEARS AND  
 TENANCIES AT WILL.

Enacted by the Senate and House of Representatives  
 of the State of New York, January 1, 1950.

1 Section 14 of chapter 225 of the General Laws re-  
 2 ferred to in section 14 of chapter 225 of the General Laws  
 3 shall be amended by striking out said section and in-  
 4 serting in place thereof the following new section:  
 5 Section 14. The lessor of any building or part  
 6 thereof occupied for dwelling purposes, other than a  
 7 room or rooms in a hotel, boarding house or transient  
 8 house, who is required by the terms expressed or im-  
 9 plied of any contract or lease to furnish water, hot  
 10 water, heat, light, gas, power, refrigeration service,  
 11 elevator service, or telephone or telegraph service to any  
 12 occupant of such building or part thereof, who fails  
 13 to furnish such water, hot water, heat, light, gas,  
 14 power, refrigeration service, elevator service, or tele-  
 15 phone or other service at any time when the same be  
 16 necessary to the proper or customary use of such