



VOLUNTEER LAWYERS PROJECT

CELHP
COVID EVICTION
LEGAL HELP PROJECT

LANDLORDS SERVICES

- **Free or Low Cost Legal Representation**
- **Financial Assistance Application Support**
- **Educational Materials and Resources**

WHO WE SERVE

- Homeowners who live in and rent out one or more units of their home
- Homeowners who meet specific **median household income** ranges
- At risk of **foreclosure, bankruptcy or having to evict tenants due to COVID** related hardships

WHY WE HELP

- Homeowners are often elderly
- English is often a **second language**
- They are **without ready access to resources**
- They survive on **pension and moderately priced rental income** to pay bills, maintain property and keep mortgage up to date



WHO WE ARE

The Volunteer Lawyers Project's COVID Eviction Legal Help Project is a team of attorneys, paralegals, and law students from all segments of the community working together to serve lower income small landlords throughout the Commonwealth of Massachusetts.

Duplex Owner Threatened by Tenant

Landlord lives in a duplex with her mother and the Tenant and her family live in the other apartment. After Tenant fell behind in rent, she called the Housing Inspection Department and yet refused to permit the landlord access to make repairs, instead announcing that she intended to own the landlord's home. Tenant made threats to Landlord and to Landlord's mother. At one point, the police were called and issued an order of protection against the Tenant to protect the Landlord's mother. The landlord contacted VLP to seek legal advice.



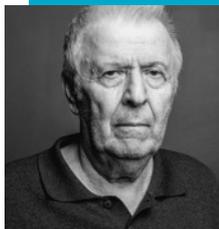
I need to make repairs to the property but I cannot get access to the apartment to do the work.

Outcome: Landlord's mother has an extended order of protection to protect her from the tenant, the court ordered the tenant to permit access so repairs could be made and landlord received one year's rent arrearage from the RAFT program. No eviction action was filed. VLP will continue to represent the Landlord.

Tenant Hasn't Paid Rent in a Year

Tenant had not paid rent for close to a year. Landlord filed an eviction action based on non payment of rent.

Outcome: On the day of trial, with the help of housing court mediation, and the presence of the Wayfinders group, Landlord and Tenant were able to enter into an agreement requiring the Tenant to immediately apply for RAFT/financial assistance to cover the full rental arrearage and the case was continued to allow for the



tenant to file. "If I wasn't represented, all of this would have went over my head". VLP will continue to represent Landlord for his next two court dates.

I have started the eviction process, but I have no idea where to go from here.

CONTACT US



Visit: www.vlpnet.org/celhp/

To learn about virtual LFD, visit www.legalsquirrel.com/vlp or scan the QR code

Call 857-320-6452 or email CELHP Landlord Project Coordinator
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ALL INFORMATION IS CONFIDENTIAL