



Owner News

Metropolitan Boston Housing Partnership • 125 Lincoln Street • Boston, MA 02111 • (617) 859-0400 • www.mbhp.org

SPRING 2007

Post Compliance Assessment Determination

If lead paint is found in your unit, a Post Compliance Assessment Determination (PCAD) may be required. A PCAD is conducted by a licensed lead inspector in a dwelling for which there is already a Letter of Lead Compliance (LOC). The inspector will determine whether the dwelling continues to be in compliance (Maintained Compliance) or if it is no longer in compliance and needs to be restored (Restored Compliance).

Even though a property has been de-leaded, it may still contain lead paint. A property maintains compliance only if there is no peeling, chipping, or flaking paint or other accessible materials. Coverings forming an effective barrier over lead paint must remain in place.

If your MBHP inspector finds any of the following on your property,

and there is a child under six living on the premises, you are required to obtain a PCAD:

- More than two square feet of peeling or chipping paint in any interior room
- More than ten cumulative square feet of peeling or chipping paint on the entire exterior

You may instead be able to provide a copy of the inspection report showing that the subject areas do not contain hazardous levels of lead.

To avoid the cost of frequent lead inspections and de-leading, routinely monitor and treat areas of defective paint in residential properties built before 1978. For more information, please call 617-425-6656.

Don't Miss the Second Annual PROPERTY OWNER RESOURCE FAIR

Join us for an afternoon of free information and workshops to help you manage and care for your property.

SATURDAY, JUNE 9TH, 10:00 AM – 3:00 PM
at Metropolitan Boston Housing Partnership
125 Lincoln Street, 5th Floor, Boston

Free admission, free food, free raffle prizes, and free parking!

WORKSHOP TOPICS WILL INCLUDE:

- Section 8 and Inspections
- Home Rehabilitation
- De-leading and Pest Control
- Landlord/Tenant Law

To attend, please RSVP by June 1st to Jennifer Shaw at 617-425-6637 or email jennifer.shaw@mbhp.org.

Advertise in MBHP's PROPERTY OWNER RESOURCE GUIDE

Are you looking to spread the word about your service or trade?

MBHP is assembling a Resource Guide for distribution at our upcoming Property Owner Resource Fair.

Place an ad and reach hundreds of homeowners!

RATES:

FULL PAGE AD*
(4.5" x 7.5") \$200.00

HALF PAGE AD*
(4.5" x 3") \$100.00

QUARTER PAGE AD*
(2" x 3.5") \$50.00

BUSINESS CARD AD*
(scanned and reduced) \$25.00

Please submit your ad by **Friday, May 25th** to amy.west@mbhp.org or mail your business card or electronic file to:

Amy West
Metropolitan Boston Housing Partnership
125 Lincoln Street
Boston, MA 02111

Call 617-425-6691 for more information

**Ads should be black and white only, in .pdf, .jpg, or .tif format.*

New for Property Owners— Landlord Support Sessions!

A FREE Monthly Support and Consultation Group

Have you ever wished there was a manual or class about owning or managing property? A place to talk about the issues you're experiencing and get advice from seasoned landlords and accomplished professionals?

Property owners and managers are invited to participate in monthly meetings hosted by Metropolitan Boston Housing Partnership and facilitated by Mediation for Results.

- See how fellow landlords and property owners handle challenging tenant situations like yours;
- Get valuable tips on how to resolve conflicts while saving money and maintaining relationships;
- Get professional consultations on your individual case and develop a strategy that will make a difference.

Meetings will provide landlords with an opportunity to help each other with property-related issues, gain expert advice and support from trained mediators, learn to be more effective property owners or managers, minimize stress, and access important resources.

Landlord Support Sessions are free and will take place on the first Wednesday of each month from 5:30 to 7:30 p.m. at 125 Lincoln Street, 5th Floor, Boston. A light dinner and refreshments will be served.

For more information, or to RSVP, please contact Jennifer Shaw at 617-425-6637 or email jennifer.shaw@mbhp.org. To learn more about Mediation for Results, please visit www.mediationforresults.org.

Ask MBHP

Q: What am I supposed to do with a security deposit?

A: When your tenant moves in, you are allowed to collect a security deposit in an amount not exceeding the first month's rent. In order to avoid penalties, you must take the following actions when you collect a security deposit from your tenant:

1. Give your tenant a receipt when you receive the security deposit.
2. Within 10 days of when your tenant moves in (or 10 days of when you receive the security deposit), you must give the tenant a "Statement of Condition of Premises," wherein the tenant has 15 days to return a signed copy of this document to you.
3. Within 30 days of receipt of the tenant's security deposit, you must place it in a special interest-bearing escrow account in a Massachusetts bank. You must provide the tenant

with a written statement that gives the number of the escrow account, the amount of the security deposit, and the name and address of the bank.

4. You are required to annually pay your tenant whatever interest has accumulated on the escrow account over the preceding year. But if the tenant moves out before the end of the first year, you have the right to retain any interest earned on the security deposit.
5. Finally, you must return the security deposit—less any damages (other than normal wear and tear) caused by the tenant and/or any rent still owed to you—together with any

interest still owed to the tenant no later than 30 days after the tenant moves out. You must also provide the tenant with a special form that details the disposition of the security deposit and any monies owed to you. Include receipts or estimates for all work done to repair damages caused by the tenant.

Do you have a question for MBHP? Send it to *Owner News!* Submit any questions to Owner News—Ask MBHP, c/o Metropolitan Boston Housing Partnership, 125 Lincoln Street, Boston, MA 02111, or email your questions to info@mbhp.org with the subject "Owner News—Ask MBHP."

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