

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 31 AM 8:48

Maziarz Antoine
58 Wendell st.
Cambridge, Ma. 02138
11/25/89

Dear City Councilors .

CAMBRIDGE MA.

I'd like to express my nightmare . I rarely get a decent night's sleep and my stomach is cultivating ulcers . I manage 56 - 58 Wendell street which has its problems and now is a license boarding house . Like anyone with tenants I have landlord -tenant relationships that brings me to the Rent Control Board . Mainly one case now involving one who doesn't want to pay the maximum rent . This person was late at the first fact finding hearing , I signed the petition for eviction that the hearing examiner handed me which is the procedure when in default . A week later I get a letter with a new date stating a continuation on this case . It came and I was told that I would receive their decision in less than ten days . It has been over a month waiting . I called the rent board to ask for their regulations on boarding house , they replied : they were not sure what they have on it and that the executive director is working on it . The board has no definite regulation since there were no legislative statute on the matter . So the board constantly goes against all laws as defined in the General Laws and they charge a fee for their service . Another tenant painted a military green a room that had just been redone last year after I told him not to do it, my room was of Glidden antique white . I had to deal with all types like dopers to homosexual jones getting his head bashed by his male prostitute . I tried once to evict the latter , I was late by fifteen minutes and the rent board dismissed the case , no new hearing date was available for me contrary to the case where the tenant got an extension at no cost. Another case I took my mother to its hearing , she was threatened to leave the hearing by the yelling hearing examiner who told her to shut up at the same time she shut off the tape recorder .

it was a very unprofessional attitude from the examiner and a ~~complete~~ complete lack of respect for her elder .The board was created to protect the poor , myself , the elderly , my mother, the needy , the house , but it only works for renters .It has been four months on my latest case .A petition 75 was filed with the board ,again my mother got screamed at and told to leave the hearing . There has been more than 35 turn overs in tenants and two have been with us since the beginning with no application , no security deposit and no lease were ever sign by those two . Most turn overs were transients and will never have to pay for the improvements they have benefited by living here, damages were incurred by their moving in and out or was done maliciously .I have to hold in your confidence that the property has no insurance , I'd've work on the house four years , I am dependent on my mother for pocket money , car , and neither of us has health insurance , I have stoped working on the roof after 349 hours and ran out of funds . The income on the property reflected its assessed value when we purchased it back in 1985 , now the assesment is more than double for tax purpose and the income is less than 20 % higher then 85 . The hear say from neighbors and friend is that rent control is out to punish landlords and landlords have no rights . I am supposed to keep a sense of humor ,I don't get many smiles at the rent board but many reprisals and my life has been threaten many of times by tenants . I hope ,some day , that landlords will still have some rights in the city of Cambridge under this newly elected city coucil and in the future .

Sincerely yours ,

Antoine Morian

Manager 56-58 Wendell st.

8. S-813

Comm. from Maziarz Antoine, 58
Wendell Street, relative to the
problems he has had with the
Rent Control Board.

In City Council,

Dec. 4, 1989

Placed on file