

To the Honorable, The Cambridge City Council:

I am a tenant at 348 Franklin Street, Cambridge. I have lived in apt.# 3D for 3&1/2 years and prior to that, in apt# 1C from January 1985 through early 1987.

During that period, my roommate and I have come up against the landlord, Michael Margosian, for failure to maintain the premises. Lack of maintenance services included fixing a broken bathtub drain resulting in backup of wastewater from other units in the building and consequently, overflow into our bathtub, a leaky ceiling, and a hole in the kitchen sinkboard.

Following written and oral communication (phone calls) informing him of the problems, the landlord took the position that he could not enter the apartment without one of the tenants present. This is a position which, to the best of my knowledge, he does not hold for maintenance of any of the other units he owns in the building, and one which is contrary to the practice he had maintained up to then. The landlord had, on previous occasions entered the premises for maintenance purposes without the tenants being present. This position was certainly one which constituted unnecessary inconvenience to us as tenants since it demanded time away from our jobs.

On September 27, 1988, the landlord refused to enter the apartment to fix a 'heating' problem. Consequently, we were forced to go without heat for a week until we complained to Inspectional Services and withheld rent pending resolution of the problem. The landlord's refusal to repair has since been on and off, sometimes he comes in , other times he does not.

In March 1987, we were forced to evacuate Apt.# 1C and move into #3D. The landlord claimed that #1C had been sold as a condominium for 'owner occupancy'. We later determined that, immediately following our evacuation, #1C was rented out to other tenants.

I believe that the landlord's refusal to perform maintenance repairs in a timely manner and without preconditions was taken as a retaliatory measure against us for exercising our tenant rights.

Furthermore, the landlord's behavior is not justified and was initiated as part of his 'continuing attempts' to harass and force us out of the building for purposes of condo conversion.

Under these circumstances, I appeal to the Cambridge City Council to support the removal ordinance changes proposed by Mr. Robert La Tremouille.

Thank you, in advance, for your consideration.

Sincerely yours,

*Samali N. Kajubi*  
(SAMALI N. KAJUBI)

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Comm. from Samali N. Kajubi, 348 Franklin Street, in support of changes to the Rent Control Removal Ordinance.

In City Council,

October 22, 1990

*Referred to the  
Rent Control  
Committee  
Copy sent to Rent  
Control Committee 10/23/90 @*