



CITY OF CAMBRIDGE

831 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 499-6161

RENT CONTROL BOARD

TERRENCE P. MORRIS, EXECUTIVE DIRECTOR

MEMORANDUM

Date: February 23, 1990
From: Terrence P. Morris, ^{TPM} Executive Director
To: Robert W. Healy, City Manager
Subject: Council Order #4

In response to Council Order #4 I submit the following information relative to eviction and rent adjustment cases. The order requests lists of such cases which have been pending more than ninety (90) days. Without knowing the intended use of such data, I have submitted additional information to avoid any misinterpretation.

If one is to investigate how many cases are pending and for how long it is appropriate to consider what has happened to all such cases in a relevant time frame. The normal time frame is annual.

Accordingly I am providing information relative to the number of cases filed from November 19, 1988 until November 18, 1989. For these cases the number which remain open are placed in the context of all such cases processed. Since the wording of the order indicates a concern over the length of time taken to process these cases I also feel that the average length of processing time (expressed in days) is relevant and revealing.

There are two types of eviction cases, those based on non-payment and those based on other grounds. There are three major types of rent adjustments: RA 72 - for granting expenses and capital improvements, and RA 75, RA 76 - for capital improvements only. The data for these cases is as follows:

CASE PROCESSING INFORMATION

<u>Type of Case</u>	<u>#Filed</u>	<u># Closed (%)</u>	<u>Average Days</u>	<u>Median Days</u>	<u>#Open</u>
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EVICTIONS:

Non-Payment	185	179 (97%)	46	21	6
Other Grounds	126	119 (94%)	90	75	7

RENT ADJUSTS.:

Reg. 72	62	45 (73%)	171	147	17
Reg. 75	136	105 (77%)	242	327	31
Reg. 76	197	187 (94%)	86	75	12

CAMBRIDGE RENT CONTROL BOARD

CASE MANAGEMENT SYSTEM

EVN: EVICTION -Nonpayment CASES

FILED FROM 01/01/82 TO 11/18/89

PENDING AS OF 23-Feb-90

Case No.	Address	Units
EVN-89134	1235#1L COLUMBIA ST	1
EVN-89140	28#2 PEARL ST PL	1
EVN-89141	33#2 TROWBRIDGE ST	1
EVN-89145	648#9 MASS AVE	1
EVN-89153	6#1 BREWER ST	1
EVR-89171	191 HARVARD STREET	1

+++ 6 Cases Found +++

CAMBRIDGE RENT CONTROL BOARD

CASE MANAGEMENT SYSTEM

EVO: EVICTION

-Other Grounds

FILED FROM 01/01/82 TO 11/18/89

PENDING AS OF 23-Feb-90

Case No.	[.....Address.....]	\$ Units
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EVO-89045	3#1 GARDEN CT	1
EVO-89064	3#2 LANGDON SQ	1
EVO-89079	90#4 NORFOLK ST	1
EVO-89105	58#6 WENDELL ST	1
EVO-89112	179H#3 HARVARD STREET	1
EVO-89114	53#3 TROWBRIDGE STREET	1
EVO-89119	17#1 ELM STREET	1

+++ 7 Cases Found +++

CAMBRIDGE RENT CONTROL BOARD

CASE MANAGEMENT SYSTEM

RA2: RENT ADJUSTMENT -Operating & Cap. Exp (Res. 72)

FILED FROM 01/01/82 TO 11/18/89

PENDING AS OF 23-Feb-90

Case No.	[.....Address.....]	# Units
RA2-88362	100 MEMORIAL DR	261
RA2-89138	19-25 MARKET ST	16
RA2-89147	266-270 WINDSOR ST	16
RA2-89199	65-67 ELM ST	6
RA2-89221	6 ASHTON PL	6
RA2-89224	60-60H SACRAMENTO ST	3
RA2-89223	19 PLEASANT ST	22
RA2-89231	307-513 PUTNAM AVE	4
RA2-89232	33 MAGAZINE ST	20
RA2-89249	51 DUDLEY ST	3
RA2-89254	73-75 MAGAZINE ST	16
RA2-89258	159#3 HANCOCK ST	1
RA2-89262	28 BLAKE ST	5
RA2-89273	215-217 AUBURN ST	19
RA2-89290	63-65 INMAN STREET	13
RA2-89291	85 TREMONT STREET	2
RA2-89321	13 MELLEEN STREET	2
RA2-89322	20 WENDELL STREET	2

+++ 18 Cases Found +++

CASE MANAGEMENT SYSTEM

RA5: RENT ADJUSTMENT -Capital Exp/Hearing (Res. 75)

FILED FROM 01/01/82 TO 11/18/89

PENDING AS OF 23-Feb-90

Case No.	[.....Address.....]	# Units
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RA5-87401	18-20 WARE ST	58
RA5-89120	16#53 CHAUNCEY ST	1
RA5-89158	1-3 LANGDON ST	33
RA5-89176	100-116 WILLOW ST	19
RA5-89180	216 RINDGE AVE	6
RA5-89190	89-91 HANCOCK ST	12
RA5-89211	109 WINDSOR ST	8
RA5-89210	66 HOMER AVE	60
RA5-89209	16#5 PRESCOTT ST	1
RA5-89215	1306 MASS AVE	46
RA5-89216	56-58 WENDELL ST	19
RA5-89220	9-13A WARE ST	98
RA5-89235	286#65 HARVARD ST	1
RA5-89236	48-50 WEBSTER AVE	6
RA5-89237	7#2 RANKS ST	1
RA5-89259	10-12 WENDELL ST	45
RA5-89265	9#3 NEWTON ST	1
RA5-89272	90- INMAN ST	4
RA5-89271	60 BRATTIE ST	31
RA5-89287	252 HARVARD ST	6
RA5-89298	406 COLUMBIA ST	9
RA5-89302	21 CHAUNCEY ST	35
RA5-89303	402 CAMBRIDGE STREET	2
RA5-89306	10 AGASSIZ STREET	32
RA5-89305	6 AGASSIZ STREET	12
RA5-89304	15 LINNAEAN STREET	21
RA5-89309	51 DANA STREET	3
RA5-89310	413 BROADWAY STREET	3
RA5-89311	305-307 CARDINAL MEDeiros	5
RA5-89314	14-16 SPRINGFIELD STREET	4
RA5-89319	135 INMAN STREET	12
RA5-89323	25R-27 HARNEY STREET	6

+++ 32 Cases Found +++

CAMBRIDGE RENT CONTROL BOARD

CASE MANAGEMENT SYSTEM

RA66 RENT ADJUSTMENT -Capital Exp/No Hearing (Res. 7&)

FILED FROM 01/01/82 TO 11/18/89

PENDING AS OF 23-Feb-90

Case No.	[.....Address.....]	# Units
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RA6-89053	217#21	HARVARD ST	1
RA6-89178	100-116	WILLOW ST	19
RA6-89253	23	HOWARD ST	3
RA6-89257	222-224	CONCORD AVE	2
RA6-89278	18#1	TUFTS STREET	1
RA6-89285	144#2	WEBSTER AVE	1
RA6-89286	8#7	NEWPORT RD	1
RA6-89294	18-26	CHAUNCEY STREET	98
RA6-89293	36	UPLAND ROAD	2
RA6-89312	1	JEFFERSON STREET	3
RA6-89315	129	MAGAZINE STREET	7
RA6-89324	227	CHARLES STREET	6

+++ 12 Cases Found +++



15

CITY OF CAMBRIDGE

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TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

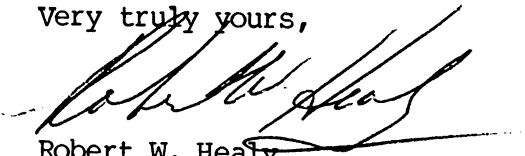
RICHARD C. ROSSI
Deputy City Manager

February 26, 1990

To The Honorable, The City Council:

As per the City Council request, enclosed is a report from Terrence Morris, Executive Director of the Rent Control regarding eviction and rent adjustment cases.

Very truly yours,



Robert W. Healy
City Manager

RWH/mev
enclosure

Cal. #1
Agenda # 15

S-258

Report from Terrence Morris, Executive
Director, Rent Control, regarding evic-
tion and rent adjustment cases.

In City Council,

February 26, 1990

Charter Right
exercised by
Councillor Myers
3/12/90 No action taken
Placed on file
Under Rule 19 of the
City Council Rules.