



City of Cambridge

3.
IN CITY COUNCIL

COUNCILLOR TOOMEY

January 28, 1991

- WHEREAS: The integrity of the Rent Control system is predicated upon fundamental principles of fairness and economic justice; and
- WHEREAS: That integrity is threatened through the unwarranted loss of income by landlords in cases of non-payment of rent over extended periods of time; and
- WHEREAS: The law recognizes that there are situations in which rent withholding and/or abatement is justified due to substandard conditions or loss of services; and
- WHEREAS: Even though tenants are now encouraged to set aside rent payments in separate accounts when withholding rent pending Rent Control Board proceedings, most do not; and
- WHEREAS: Tenants who do not set aside such payments are most often unable to meet their financial obligations at the conclusion of the Rent Control proceedings, are subject to eviction, and have their continuous tenancy seriously jeopardized; and
- WHEREAS: The present statutory mechanism for security deposits is inadequate to protect landlords from unwarranted monetary loss in the City of Cambridge's system, where rents and evictions are controlled because of the delays inherent in the system; therefore be it
- ORDERED: That the Committee on Ordinances draft a petition to the General Court authorizing the City of Cambridge, within the framework of its Rent Control System, to require the segregation and maintenance of rent payments in separate accounts to assure both tenant and landlord fiscal security upon the disposition of cases pending before the Rent Control Board.

**REFERRED TO THE HOUSING AND COMMUNITY DEVELOPMENT
AND RENT CONTROL COMMITTEES.**

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Order # 3 S- 174

Councillor Toomey re: Ordinance amendment
to require the segregation and maintenance
of rent payments in separate accounts to
assure fiscal security upon the disposition
of pending Rent Control cases.

In City Council,

January 28, 1991

*Referred to the
Housing & Community
Development & Rent
Control Committee
Copies sent to both
Committees 2/2/91 (de)*