

12/9/84

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge City Council, Dec 12, 1 21 PM '84
CAMBRIDGE, MASS.

My landlord has just informed me that my "apartment is no longer subject to rent control of the City of Cambridge in that the property is now subject to an FHA insured mortgage and regulatory agreement pursuant to Section 223(f) of the National Housing Act." The rent is being increased to \$635. It was only \$445 last April. Please see the attached letter.

The Rent control Board allowed an increase to \$540 in May, which ~~was~~ has been disputed and the subject of hearings since then.

I have contacted the Rent Control Board concerning the change in status of the building. They could only advise me to get a lawyer.

I need to know if buildings can be removed from Rent control this simply.

Please let me know if my landlord's plans are legal as soon as you can. I have to decide what to do by January 1.

Sincerely,

George Bradley
375 Harvard St. #13

Cambridge, MA 02138

P.S. It seems to me that the Rent Control Board should not be raising rents as drastically as it has this year. It is the purpose of the Board to stop the kind of distress large increases cause.

It seems to me that the Rent Control Board should know the answer to questions like mine. I shouldn't have to get a lawyer to find out if my building is rent controlled.

If it is this easy to take buildings out of rent control, rent control should be phased out as rapidly as possible. I suggest that all rents be allowed to increase 10% a year without hearings. Tenants will know what their rent will be and not be faced with large rent increases and 30 days to move.

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Dec 12. 1 21 PM '84
KRUPP BROS.
One Devonshire Place
Boston, Massachusetts 02109
CAMBRIDGE, MASS.

November 29, 1984

To: George Bradley, Lorrie Lofvers
375-375A Harvard Street
Cambridge, Massachusetts

Re: Apartment 13, Crimson Court Apartments

Starting December 1, 1984, rent checks are to be made out to THE 375 ASSOCIATES LIMITED PARTNERSHIP, One Devonshire Place, Suite 1109, Boston, Massachusetts 02109.

We wish to inform you that your apartment is no longer subject to rent control of the City of Cambridge in that the property is now subject to an FHA insured mortgage and regulatory agreement pursuant to Section 223(f) of the National Housing Act.

You are hereby notified that your tenancy of apartment number 13, Crimson Court Apartments, 375-375A Harvard Street is terminated at the conclusion of your next rental period commencing December 1, 1984 and ending December 31, 1984, and that you must quit and deliver up that apartment on the last day of that period. If you fail to so vacate, appropriate action will be taken to eject you. If you have paid a "last month's rent", you may apply it toward your rent due December 1, 1984. If you have paid a security deposit, it will be refunded according to law after you vacate the apartment.

We hereby offer to rent you the above mentioned apartment on a month to month tenancy commencing January 1, 1985 for \$ 635.- per month due on the first day of each month in advance. Your acceptance of this offer must be evidenced by delivery of your check for twice the amount of the new rent (one month for January, 1985 and the second as "last month's rent") payable to The 375 Associates Limited Partnership at the above address on or before January 1, 1985. If you wish to carry over your present balance of last month's rent to your new tenancy, you may apply it to the amount due on or before January 1, 1985. Likewise, if you have a security deposit, it will be carried forward as a security deposit for your new tenancy. If you fail to vacate the apartment as described in the first paragraph of this letter, your continued occupancy of such apartment after January 1, 1985 will constitute acceptance by you of the new tenancy and rent.

Very truly yours,
KRUPP BROS., Agent for
THE 375 ASSOCIATES LIMITED PARTNERSHIP

A TRUE COPY
ATTEST:-

Allan Kosh
Constable of Cambridge.

13. 8-787

Comm. from George Bradley, 315 Harvard St., #13
Re: requesting assistance from the Council in
determining the legal status of the building
as to whether it is still under Rent Control.

copy to be sent to City Mgr. on 12/17/84
mh

In City Council,

December 17, 1984

12/17/84

*Referred to the
City Manager for
Report -*