



CITY OF CAMBRIDGE

831 MASSACHUSETTS AVENUE, 2nd Floor
CAMBRIDGE, MASSACHUSETTS 02139
499-6161

#40

RENT CONTROL BOARD

D. MARGARET DRURY, EXECUTIVE DIRECTOR

November 23, 1988

To: Robert W. Healy, City Manager
From: D. Margaret ^{DMD} Drury, Executive Director
Re: Council Order 21, 11-14-88, 991 Massachusetts Avenue

As requested by the City Council, this is to report on the status of the above property with respect to the Full Occupancy Ordinance.

By way of background, you are probably aware that the criminal conviction of the property's owner, Steven Kapsalis, for rent control and removal violations was recently upheld by the Massachusetts Appeals Court. Commonwealth v. Kapsalis, 26 Mass. App. Ct. 448 (1988). Mr. Kapsalis has requested that the case be reviewed by the Supreme Judicial Court but we are hopeful that the conviction will stand.

The Board has a pending contempt action against Mr. Kapsalis for failure to restore the residential units to the controlled rental market. We are awaiting a decision from the Superior Court on this. We have received a letter from one of Mr. Kapsalis's attorneys stating that the units are being used residentially, but we have received no documentation or other proof of this allegation. The Board is also considering whether to file criminal complaints for violation of the Full Occupancy Ordinance as the Board decided in May, 1988 that the owner had not shown "due diligence" in his efforts to restore the units to the market.

Should you wish further information, I would be glad to provide it.

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OFFICE OF THE CITY MANAGER



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

December 12, 1988

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 40 requesting a status report on 991 Massachusetts Avenue as it relates to the full occupancy ordinance, enclosed please find a copy of a report from D. Margaret Drury, Executive Director of Rent Control.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf

Enc.

Agenda Item No. 16 *S-769*

Re: response to Awaiting Report Item 40 enclosing a status report on 991 Mass. Ave., as it relates to the full occupancy ordinance.

In City Council,

December 12, 1988

12-12-88

Placed on File.