

CHRONOLOGY OF EVENTS
30 NORFOLK STREET
CAMBRIDGE, MA

1/14/80 Dennis Sheehan and David Hill purchase 30 Norfolk Street as 30 Norfolk Street Realty Trust.

1/14/80 -
9/30/81 Mr. Sheehan and Mr. Hill spend approximately \$20,000.00 in maintenance on the premises.

10/1/81 Premises inspected by Ronald Bentubo, Building Inspector and Michael J. Nicoloro, Wiring Inspector. They found serious conditions to exist with regard to electrical service, foundation, sill and rear corner upright.

10/5/81 Premises inspected by Vincent Clark, Health Inspector. He found entire dwelling in need of major repairs.

11/5/81 Hearing before Kevin Doherty of Health Department to see if premises is fit for human habitation. Result: he declined to find premises unfit for human habitation.

11/11/81 Premises inspected by Board of Survey, convened by Building Commission. Result was that premises found to be in need of major repairs. Later determined that report also stated that premises was at that time deemed by Board of Survey as unfit for human habitation. Per testimony of Ronald Bentubo on 3/29/82 at Cambridge District Court.

12/28/81 Building permit issued to allow major repairs. Later amended 1/6/82 to allow for major structural changes.

1/8/82 Premises inspected by Leo F. Malby, Gas Fitting Inspector, who found the soil stack a severe threat to life and safety of all inhabitants due to leaking gases.

1/8/82 Hearing at Rent Control Board on Application for Certificate of Eviction and Removal Permit.

1/12/82 Meeting with Kevin Doherty of Health Department on status of 30 Norfolk Street as fit for human habitation.

1/14/82 Continued hearing at Rent Control Board on Application for Certificate of Eviction and Application for Removal Permit

1/21/82 Hearing at Health Department reconvened by Mr. Doherty to determine whether 30 Norfolk Street is fit for human habitation. Results in declaration that he must consider ordering premises unfit for human habitation.

2/3/82 Hearing at Cambridge District Court on Criminal Complaint brought by Health Department.

2/9/82 Continued hearing of the Health Department to determine whether premises have to be vacated because unfit for human habitation. Results in decision that it does not have to be vacated. Request by Landlord for reopening to allow questioning of Joseph Celluici denied.

2/10/82 Hearing before Rent Control Board to make decision on Hearing Examiners reports on Eviction and Removal Permit.

2/24/82 Continued hearing before Rent Control Board to make decision on Hearing Examiners report on Eviction and Removal Permit. Results in denial of both applications.

2/24/82 Hearing at Rent Control Board on Tenant Complaint brought by tenant. Request for continuance denied, even though Landlord could not be present.

3/3/82 Hearing before Rent Control Board on Tenant Complaint. Result: an decision that Landlord violated Removal Ordinance. Request for continuance by Landlord because Landlord could not appear at hearing on 2/23/82 denied.

3/5/82 Meeting at 30 Norfolk Street with Joseph Celluici.

3/16/82 Meeting with Assistant City Solicitor, Sevi Singleton, and representative of tenant. Landlord's attorney denied access to meeting.

3/29/82 Trial at Cambridge District Court on Criminal Complaint brought by Building Department. Two building inspectors testify that repairs cannot be done while tenants occupy premises. Results in guilty verdict and \$5,000 fine.

3/29/82 Hearing at Cambridge District Court on Appeal of Rent Control decisions.

3/31/82 Meeting with Landlord and City Manager to discuss the Criminal case.

4/9/82

Hearing at Cambridge Superior Court on Civil Complaint brought by City of Cambridge seeking to terminate electrical service at premises. Results in stipulation by City, Landlord and tenant that electrical service can be terminated.

4/12/82

Pre-trial conference in Cambridge District Court on Jury Trial for appeal of guilty verdict and \$5,000.00 fine against Landlord. Continued to 5/18/82.

4/21/82

Deposition of Kevin Doherty. Mr. Doherty informed that tenants residing at 30 Norfolk Street with no electrical service. Inspection request forthwith. Result: No inspection made to date.

5/3/82

Continued hearing at Cambridge District Court on appeal of Rent Board decisions. Tenant announces intention to move by May 15, 1982. Case continued by Judge Sherman to 5/17/82.

PENDING HEARINGS

5/4/82

Hearing on application for Criminal Complaint against Landlord brought by Health Department based on leaking roof in premises.

5/17/82

Continued hearing on appeal of Rent Control Board decisions.

5/18/82

Continued pre-trial conference on appeal of guilty verdict and \$5,000.00 fine.

Peter D. Stanton
Atty for Landlord

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S-427

Comm. from Paul E. Healy, City Clerk, transmitting comm. from Peter D. Stanton, Esq.
Re: recent events at 30 Norfolk Street.

In City Council,

May 17, 1982