



CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 498-9077

RENT CONTROL BOARD

PETER D. STANTON, EXECUTIVE DIRECTOR

June 23, 1980

TO: James L. Sullivan
From: Peter D. Stanton
RE: Property owned by Lillian A. Beauvais
at 384-388 Franklin Street

- I. A petition for rent adjustment was filed for the property in question on July 2, 1979. A hearing conducted by a Hearing Examiner was held on August 1, 1979. A report of the hearing was reviewed by the Executive Director on October 25, 1979 and the case was placed on the Board's Agenda for November 14, 1979.

On November 14, 1979, the Board remanded the case to the Hearing Examiner for another hearing to look into several issues raised by tenants as to the accuracy of the evidence presented by the landlord.
- II. On January 25, 1980, a hearing was held by the Hearing Examiner. At this hearing the landlord amended his petition to increase his proposed new maximum rent levels above the levels he requested in July, 1979.
- III. The Hearing Examiner assigned to this case resigned his position on March 31, 1980. Before leaving, he promised, in writing, to complete the report for 384-388 Franklin Street prior to May 31, 1980. I accepted this, rather than reassigning the case, because I believed that a new hearing would delay the case beyond May 31, 1980.
- IV. I did not receive a report on this case by the agreed date. Therefore, on June 9, 1980, I reassigned the case and prepared a memo for the Board recommending that the landlord be allowed an interim rent increase pending a new hearing before a Hearing Examiner. This memo will be considered by the Board at its meeting of June 25, 1980.

- V. During the period of time involved here, I have been in contact with Mr. John Beauvais, the petitioner, on several occasions to advise him of the status of this case.
- VI. I truly regret that this case has been delayed for such a long period and apologize to the owners for this delay. For the future, this case will be completed as quickly as possible.
- VII. I believe it may be informative to reveal the following facts:

In July, 1979, the legal maximum rents for this property were as follows:

<u>Apartment No.</u>	<u>July 1979 Rent</u>
1F	\$ 177
2F	70
2R	146
1R	205
Bsmt.	owner-occupied

In the petition of July, 1979, the landlord requested the following new maximum rent levels:

<u>Apartment No.</u>	<u>Requested Rent</u>
1F	\$ 215
2F	150
2R	185
1R	245
Bsmt.	owner-occupied

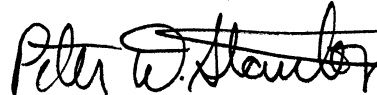
In August, 1979, the 1979 General Adjustment allowed the following new maximum rent levels:

VII. Continued

<u>Apartment No.</u>	<u>August 1979 Rents</u>
1F	\$ 211
2F	84
2R	174
1R	244
Bsmt.	owner-occupied

Based on the above, it is apparent that the landlord in July, 1979, requested a gross monthly rent increase of \$197.00. The 1979 General Adjustment allowed a gross monthly rent increase of \$115.00.

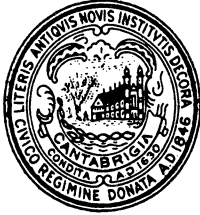
Respectfully submitted,



Peter D. Stanton
Executive Director

PDS:mm
cc: file

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OFFICE OF THE
CITY MANAGER



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 30, 1980

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 13 concerning
a communication from Lillian A. Beauvais relative to Rent Control,
enclosed please find copy of a report from Peter D. Stanton,
Executive Director of the Rent Control Board.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Enc.

Agenda # 2

S-355

Response to Awaiting Report Item No. 13 re;
to a communication from Lillian A. Beauvais
concerning Rent Control.

In City Council,

June 30, 1980

6/30/80

Placed on File