

# MASSACHUSETTS SCHOOL OF LAW AT ANDOVER

## LANDLORD-TENANT LAW

Fall 2021

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## Syllabus

There is no casebook for this course. We will follow the CD/course packet prepared by the professor, which is available on the TWEN site.

<b>Class</b>	<b>Topic</b>	<b>Pages</b>
	<b>Part One: <u>Fundamental Concepts of Landlord-Tenant Law</u></b>	
Tuesday, Aug 24	Introduction and discussion of course goals and expectations. No reading assignment.	No Assignment
Thursday, Aug 26	Historical Background	1-22
Tuesday, Aug. 31	Types of Tenancies	22-92
Thursday, Sept. 2	Real Estate Interests & The Statute of Frauds; Landlord-Tenant Relationship Distinguished from other Interests	93-110
Tuesday, Sept. 7	Assignments and Subleases, Modern Tenancies	110-120
	<b>Part Two: <u>The Tenant's Obligations to the Landlord</u></b>	
Thursday, Sept. 9	Termination of the Landlord-Tenant Relationship	120-175
Tuesday, Sept. 14	Special Situations: Waste, Self-Help, Use of Premises for Unlawful Purposes, Re-establishment of Tenancy, Stay of Proceedings, Commercial Frustration	175-218
Thursday, Sept. 16	Jurisdiction and Venue	218-219
Tuesday, Sept. 21	The Eviction Process	219-227
	<b>Part Three: <u>The Landlord's Obligations to the Tenant</u></b>	

Thursday, Sept. 23	Landlord's Duty to Deliver Possession of the Premises	227-252
Tuesday, Sept. 28	The Covenant of Quiet Enjoyment	252-281
Thursday, Sept. 30	More Covenant of Quiet Enjoyment	281-326
Tuesday, Oct. 5	Security Deposits	326-342
Thursday, Oct. 7	More Security Deposits	342-358
Tuesday, Oct. 12	Even More Security Deposits	342-358
Thursday, Oct. 14	<b><u>Part Four: The Tenant's Defenses To Eviction and Affirmative Causes of Action Against the Landlord</u></b>	
Tuesday, Oct. 19	The Demise of Caveat Emptor	358-382
	Implied Warranty of Habitability	382-419
Thursday, Oct. 21	More Implied Warranty of Habitability	419-463
Tuesday, Oct. 26	Even More Implied Warranty of Habitability	463-474
Thursday, Oct. 28	Rent Withholding	474-495
Tuesday, Nov. 2	More Rent Withholding	495-526
Thursday, Nov. 4	Technical Problems with Landlord's Eviction Action	526-548
Tuesday, Nov. 9	More Technical Problems with Landlord's Eviction Action	548-562
Thursday, Nov. 11	Reprisal, Repair and Deduct & Essential Services	562-571
Tuesday, Nov. 16	Consumer Protection Laws	571-608
Thursday, Nov. 18	More Consumer Protection Laws	608-663
Tuesday, Nov. 23	In Class Problem Solving and Review	-----
Thursday, Nov. 25	NO CLASS -- THANKSGIVING	-----
Tuesday, Nov. 30	In Class Problem Solving and Review	-----
Thursday, Dec. 2	In Class Problem Solving and Review	-----