

# MASSACHUSETTS SCHOOL OF LAW AT ANDOVER

## LANDLORD-TENANT LAW Fall 2022

*Professor Peter M. Malaguti*

email: malaguti@mslaw.edu

### Syllabus

There is no casebook. We will follow the Casebook 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 23	Introduction and discussion of course goals and expectations. No reading assignment.	No Assignment
Thursday, Aug 25	Historical Background	1-22
Tuesday, Aug. 30	Types of Tenancies	22-92
Thursday, Sept. 1	Real Estate Interests & The Statute of Frauds; Landlord-Tenant Relationship Distinguished from other Interests	93-110
Tuesday, Sept. 6	Assignments and Subleases, Modern Tenancies	110-120
	<b>Part Two: <u>The Tenant's Obligations to the Landlord</u></b>	
Thursday, Sept. 8	Termination of the Landlord-Tenant Relationship	120-175
Tuesday, Sept. 13	Special Situations: Waste, Self-Help, Use of Premises for Unlawful Purposes, Re-	175-218

	<b>establishment of Tenancy, Stay of Proceedings, Commercial Frustration</b>	
Thursday, Sept. 15	Jurisdiction and Venue	218-219
Tuesday, Sept. 20	The Eviction Process	219-227
	<b><u>Part Three: The Landlord's Obligations to the Tenant</u></b>	
Thursday, Sept. 22	Landlord's Duty to Deliver Possession of the Premises	227-252
Tuesday, Sept. 27	The Covenant of Quiet Enjoyment	252-281
Thursday, Sept. 29	More Covenant of Quiet Enjoyment	281-326
Tuesday, Oct. 4	Security Deposits	326-342
Thursday, Oct. 6	More Security Deposits	342-358
Tuesday, Oct. 11	Even More Security Deposits	342-358
Thursday, Oct. 13	<b><u>Part Four: The Tenant's Defenses To Eviction and Affirmative Causes of Action Against the Landlord</u></b>	
Tuesday, Oct. 18	The Demise of Caveat Emptor	358-382
	Implied Warranty of Habitability	382-419
Thursday, Oct. 20	More Implied Warranty of Habitability	419-463
Tuesday, Oct. 25	Even More Implied Warranty of Habitability	463-474
Thursday, Oct. 27	Rent Withholding	474-495
Tuesday, Nov. 1	More Rent Withholding	495-526
Thursday, Nov. 3	Technical Problems with Landlord's Eviction Action	526-548
Tuesday, Nov. 8	More Technical Problems with Landlord's Eviction Action	548-562
Thursday, Nov. 10	Reprisal, Repair and Deduct & Essential Services	562-571
Tuesday, Nov. 16	Consumer Protection Laws	571-608
Thursday, Nov. 17	More Consumer Protection Laws	608-663
Tuesday, Nov. 22	In Class Problem Solving and Review	-----
Thursday, Nov. 24	NO CLASS -- THANKSGIVING	-----
Tuesday, Nov. 29	In Class Problem Solving and Review	-----
Thursday, Dec. 1	In Class Problem Solving and Review	-----