

Massachusetts Landlord-Tenant Law, Fall 2025
Judge Timothy F. Sullivan (Ret.) (978-500-6920)

SYLLABUS

As a guide, we will follow the *Residential and Commercial Landlord-Tenant Practice in Massachusetts* (MCLE, Inc. 4th Edition 2022) a reference tool commonly used by attorneys handling such matters.

Reading assignments will be given regularly throughout the semester, and periodically supplemented by the distribution of additional relevant materials.

Questions and open dialogue on the legal principles covered in class, including legal argument between and among students, is strongly encouraged. Final grades may be lowered by as much as 1/3 for students who fail to attend, prepare or actively participate in class.

Class Meeting

Topics

1 - 4

Introduction of the course; Discussion of goals and expectations; Tenancies defined & compared to other rights or real estate interests; Assignments and Subleases.

5 - 9

Tenant's obligations to landlord; Termination of a tenancy; Cure rights; Self-help; Death of a party; Foreclosure; Common nuisance statutes.

10 - 12

Prosecuting an eviction case; Jurisdiction; Prima Facie evidence; The Complaint and Answer; Discovery; Eviction Timeline.

13

Review for Mid-Term Exam

14	Mid-Term Exam (30% of final grade)
15 - 24	Landlord's obligations to Tenant; Procedural, Jurisdictional and Statutory Defenses & Counterclaims.
25 - 26	Trial; Appeals and other post-trial considerations; Mediation; Significance of Execution for Judgment; Move & Storage Law.
27	Civil Claims; Code Compliance; Covenant of Quiet Enjoyment; Claims under G.L. c. 93-A; Surrender and Abandonment.
28	Comprehensive Review for Final Exam;
29	Final Exam (70% of grade for course)