

Beacon Document 4 – Sample Hoarding Lease Violation Letter

March 25, 2014

Resident Name
Address
City/Town, State Zip Code

Dear Resident:

Recently our Maintenance staff was called in to your apartment to complete a work order. It has come to my attention that your apartment is not being maintained in a clean and sanitary manner.

There are items of clothing and trash throughout the apartment. Access to the bedrooms is difficult due to the large amount of clothing and boxes of books in the rooms. Access to the bedroom windows is blocked. The kitchen counters, flooring and stovetop are dirty, the range hood is greasy and needs cleaning. There are twenty paper bags filled with paper and magazines lined up against the heating closet. The bathroom toilet, tub and linoleum are dirty and require cleaning as well.

The current state of your apartment creates a potential health hazard and you are in violation of your Lease/Rental Agreement, the Mass State Sanitary Code and the Mass Fire Code, which state the following:

10. **Maintenance**

b. The Tenant agrees to:

- (1) keep the unit clean;
- (2) not destroy, deface, damage or remove any part of the unit, common areas or project grounds;
- (6) remove garbage and other waste from the unit in a clean and safe manner.

**MA Dept. of Health Sanitation Codes
410.451**

Egress Obstructions

No person shall obstruct any exit or passageway. The owner is responsible for maintaining free from obstruction every exit used or intended for use by occupants of more than one dwelling unit or rooming unit. The occupant shall be responsible for maintaining free from obstruction all means of exit leading from his unit and not common to the exit of any other unit;

410.602

(B) Dwelling Units. The occupant of any dwelling unit shall be responsible for maintaining in a clean and sanitary condition and free of garbage, rubbish, and other filth or causes of sickness that are part of the dwelling which he exclusively occupies or controls.

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Mass Fire Code

1.06 Orders to Eliminate Dangerous or Hazardous Conditions

(1) Fire Code Violations in accordance with provisions of MGL c. 148 & 5

- a. Dangerous conditions which are liable to cause or contribute to the spread of fire or explosion in or on said premises, building or structure or endanger the occupants thereof:

We would like to meet with you on **Thursday, March 27th at 3:00 p.m.** in the Management Office to discuss a plan to address these issues. If you cannot make this appointment please contact the Management Office *as soon as possible* so that we may reschedule this meeting. I may be reached at (617) 456-7508, Monday through Friday between 9:00 a.m. and 5:00 p.m.

It is important that you address these issues as soon as possible to preserve your tenancy at Peyton Place. Thank you for your cooperation in this matter we look forward to assisting you.

Sincerely,

Property Manager

Cc: Resident File