

Discovery

Representing Yourself in an Eviction

Get information to prepare for your trial

Discovery is the way to get the information you need from your landlord to prepare your case. When you ask for Discovery, your landlord must:

- Answer your questions in writing.
- Swear that everything they write is true.
- Give you the documents that you need to prepare your case.

Act fast to get Discovery

You must ask for Discovery soon after you get the **Summons and Complaint**. See instructions on the next page about deadlines.

Sometimes, landlords do not answer your questions or provide the documents you ask for. **If your landlord does not give you the information you ask for** in your Discovery, you can file a **Motion to Compel**. The Motion to Compel asks the court to **order** your landlord to respond to your Discovery. A Motion to Compel form and directions for using it are at the end of this booklet. See page 19.

How to Use Discovery

Fill out the form in this booklet

Fill in the top of the Discovery form the same way you filled in the top of your **Answer** form in **Booklet 3**.

Read over your **Answer**. Think about the information you need from your landlord to prove each of the defenses and counterclaims you have checked off.

Look at the **Discovery** form.

- Check off questions in the **INTERROGATORIES** section that help you prove your case. **You can check up to 30 questions**. Some boxes are already checked because every tenant needs their landlord to answer these questions in an eviction case.
- Check off the documents you need in the **DOCUMENTS REQUEST** section. You can ask for as many documents as you want that will help you prove your case.

If you have questions or you need documents that are not listed, write them in the blank spaces at the end of the Discovery form.

File Discovery with your Answer

After you check the boxes for all the questions and documents you want in the Discovery Request:

1. Fill in your name and address on the last page. Check the box next to the way you plan to get these forms to your landlord or their lawyer.
2. You must get your Discovery form to your landlord, or their lawyer, and the court by the deadline.
 - **Housing Court:** File your Discovery at the same time you file your Answer. Your Answer is due 3 business days before your “housing specialist status conference” or “first-tier event.” You will get a letter from the clerk’s office that tells you the date of the “housing specialist status conference.”
 - **District Court:** It is best to file your Discovery when you file your Answer. Your Answer is due 3 business days before the “case management conference.” At the case management conference, the court will set deadlines for filing Discovery requests if you did not file them with your Answer.
3. Make 2 copies of the Discovery form. **Do not include these instructions.**
 - File the **original** Discovery and your Answer forms with the court by the Answer deadline. **Call the clerk before you file and ask them what the best way is to file.** You can:
 - ✓ Take it to the clerk’s office. If you hand-deliver to the court, ask the court to stamp the date on your copy so you have proof that you filed it on time.
 - ✓ Send it to the court electronically. Use the court’s online filing system or call and ask the court if you can email them. This is the best way if you can do it!

- ✓ Mail it, but only if it is at least a week before the deadline to ensure that it arrives by the deadline. Mail is slow and not reliable. You will lose important rights if the documents are late.
- Deliver a **copy** of your Discovery and Answer to your landlord's lawyer or your landlord by the Answer deadline.
 - ✓ You can deliver it by hand or email it to your landlord's lawyer. The lawyer's email address is at the bottom of the Summons and Complaint. If your landlord does not have a lawyer you need a written agreement from your landlord that says they agree to get your motion by email. **It is important to deliver these forms by hand or email it**, because the mail may be too slow.
- **Keep a copy** for yourself. Keep it safe and bring it with you when you go to court.

Get Discovery responses within 10 days

Your landlord must answer your questions and give you the documents you asked for in **10 days** or less from the date they got your Discovery Form.

You can ask the judge to order your landlord to answer your Discovery if your landlord:

- Does not respond to your Discovery.
- Does not give you **all** the information you asked for.

The last 3 pages of this booklet are a **Motion to Compel Discovery form**. Use this motion to ask the judge to postpone your hearing until the landlord answers or responds fully to your Discovery.

Prepare for court

When the landlord gives you the information you asked for in your Discovery, read their answers and look at all documents. Look for statements or information that helps you prove your case. For example, your landlord may admit that:

- You offered to pay rent.
- They knew about bad conditions in your apartment.
- They did not put your security deposit in a special bank account.

Also watch for contradictions in your landlord's story. For example,

- Your landlord may say they did not know about the bad conditions. But they also say they were in your apartment, or they hired people to do repairs.

Use Discovery at your trial

At your trial:

- Tell the court if your landlord admitted important facts in their responses to your Discovery.
- You may also ask the landlord the same questions you asked in the Discovery Form. If your landlord gives a different answer, point out the difference to the judge or jury.
- You can ask the judge to look at documents that support your side of the story, including the documents the landlord gave you in response to your Discovery Form.

DISCOVERY FORM

(Please print or type)

COMMONWEALTH OF MASSACHUSETTS TRIAL COURT

a. _____, ss:
County

e. _____
Name of Court

f. _____
Docket No. Summary Process

b. Rescheduled Trial Date (To be determine by court) _____

c. _____
Plaintiff(s) – Landlord(s)

vs.

d. _____
Defendant(s) – Tenants(s)

DEFENDANT'S REQUEST FOR DISCOVERY (INTERROGATORIES AND DOCUMENT REQUESTS)

Notice to Plaintiff

- A.** Under the emergency standing orders, the Court will notify the parties of the trial date.
- B.** You are required by law to answer the interrogatories (questions) checked off below truthfully and fully, under the pains and penalties of perjury. Before each of your answers, you must re-state the interrogatory to which you are responding. Include all information that is available to you and to those who work with and for you. You must also provide any and all requested documents in your possession or that of your agents or employees.
- C.** No later than ten (10) days after you or your attorney receives this Request for Discovery, the court and the defendant must receive your responses to these questions and documents requested. Answers should be mailed or delivered to the defendant's apartment.
- D.** You are also required to supplement and/or amend your responses to this Discovery if after you have responded you learn:
 - a.** the identity of other persons with information about the questions asked (including expert witnesses you intend to have testify at trial); and/or
 - b.** that any of the information you gave in the responses was incorrect when made or is no longer correct.
- E.** If any documents that are responsive to the requests for production of documents checked off below are redacted (crossed out or deleted) or are not produced based on a claim of privilege or on any other grounds, please identify as to each such document or part of such document:

- a. The nature of the privilege claimed;
- b. The factual and legal basis of the claim of privilege or ground for not producing the document;
- c. The title of the document;
- d. The author of the document;
- e. Each person to whom an original or copy of the document was provided; and
- f. The subject matter and a description of the material withheld, to the fullest extent possible short of waiving the claimed privilege.

DEFINITIONS

- A.** The terms “you,” “plaintiff,” and “landlord” include the plaintiff named above and any and all other persons or entities with any ownership in the premises, as well as plaintiff’s agents, employees, relatives, attorneys, and anyone acting on their behalf.
- B.** The term “apartment” refers to the house or unit that the tenant occupies, including the exterior and common areas. If the tenant has occupied more than one apartment under an arrangement with the plaintiff, this covers any and all apartments occupied by the tenant.
- C.** The term “tenant” includes the defendant(s) named above and his or her agents, household member(s), attorney(s), and anyone else acting on the tenant’s behalf.
- D.** The term “building” refers to the building, common areas, grounds, and any other apartments at the address where the tenant’s apartment is located.
- E.** The term “document” includes: writings, videotapes, electronic mail, texts or other documents electronically stored and/or transmitted, drawings, graphs, charts, photographs, digital images, recordings, contracts, agreements, correspondence, memoranda, reports, notes, requests, bills, orders, notices, writs, declarations, complaints, answers and other court pleadings, schedules, tabulations, checks, diary entries, telegrams, diagrams, films, newspaper clippings, and other writings and recordings of whatever nature. A draft or non-identical copy is a separate document within the meaning of this term.
- F.** The term “concerning” means referring to, relating to, supporting, describing, reflecting, constituting, or in any other way referencing.
- G.** Unless otherwise specified, the applicable time period for these requests is the period of the tenant’s occupancy of the apartment(s), plus one month before such occupancy and one month afterward if the tenant has vacated.

INTERROGATORIES (Questions)

Be sure to check no more than 30 questions

Tenancy

1. What is the name, address, telephone number, occupation, and relationship to the tenant's apartment of the person answering these questions?
2. What is the name and address of each owner of the apartment, and the date s/he bought the building?
3. Please describe all members of the tenant's household (including the tenant) by name, age, gender, and date of move-in.
4. Please describe all the terms of the tenancy, including, but not limited to:
 - a. The original rent;
 - b. The day of each month on which rent is due;
 - c. Whether the rental agreement was oral or in writing, and the time period of such an agreement;
 - d. The responsibility of each of the parties for payment of water, heat, hot water, electricity, cooking fuel for the apartment, and for any common area utilities and whether these responsibilities are in writing;
 - e. Any additional terms of the original tenancy; and
 - f. Any changes in the terms of the tenancy (including, but not limited to, changes in rent), including the date(s) of all such changes, whether the changed terms were in writing, and what the changed terms were.

Landlord's Claims

5. State each and every one of your reasons for evicting the tenant, whether or not stated in the complaint. If you claim the tenant, household member, or guest has violated a provision of the lease or rental agreement, please describe each such violation in full and complete detail, including, but not limited to:
 - a. What happened;
 - b. The date(s) of each such alleged violation;
 - c. When and how you learned of the alleged violation;
 - d. The names and addresses of anyone with knowledge of or information about such alleged violation;
 - e. The substance of the information known to each person; and
 - f. What if anything you did after becoming aware of each alleged violation, including the substance and date(s) of any written or oral communication to the tenant regarding such alleged violation and the tenant's response(s) to such communication(s).
6. Please state how much rent (including "use and occupancy"), if any, is owed, including the specific months and amounts in which such rent was not paid, and the total amount that you claim is owed.

7. For each person with knowledge of the facts alleged in the landlord's complaint and/or the tenant's answer/counterclaims, please state:
- His/her name, current (or last known) address and telephone number;
 - His/her relationship or affiliation with the landlord (employee, contractor, relative, etc.);
 - The substance of the information known to such person; and
 - The expert training/qualifications of such person, if any.
8. For each person you intend to call as a witness at trial, please state:
- His/her name, current (or last known) address, and current (or last known) telephone number;
 - An overview of their anticipated testimony; and
 - The expert training/qualifications of such person, if any.
9. State the type of Notice to Quit (or notice of termination of tenancy), if any, relied on in this action, the method of service, the date of service, the name of the person who received the notice, and the name and address of the person who served the notice. If more than one copy of the notice was served on the tenant, please specify the information for each form of service. If the Notice to Quit was also served on any person or agency other than the tenant, please provide similar information regarding such service.
10. For non-payment cases only: Please state whether you served a copy of the Attestation form developed by the Executive Office of Housing Economic Development as required under **Section 1(a) of St. 2020, c. 257, as amended by St. 2021, c. 20.**
11. If the tenant has ever paid or offered to pay any rent owed after receiving the Notice to Quit, please describe the payment or offer, the date of the offer, and your response, if any.
12. If the tenant has ever offered assistance from any third party or agency to pay the rent, please identify the agency or third party assistance offered by the tenant or anyone on his/her behalf, the substance of the offer, the date on which it was made, and your response.
13. If you have requested an increase to the rent during the course of the tenancy, please describe any such request in full and complete detail, including, but not limited to:
- To whom the request was made;
 - The amount requested;
 - The basis for such request;
 - The date and manner of the request;
 - The tenant's response, if any.

Public and Subsidized Housing

14. If the tenant receives a subsidy or lives in a subsidized unit, please state:
- The name of the subsidy program and the administering agency;
 - The full contract rent under the subsidy program;
 - The tenant's portion of the rent; and
 - Any changes to the contract rent and/or the tenant's portion since the tenancy started, but not exceeding six years from when the action was commenced.

15. If you have requested an increase to the contract rent during the past twelve months, please describe any such request in full and complete detail, including, but not limited to:
- a. To whom the request was made;
 - b. The amount requested;
 - c. The basis for such request;
 - d. The date and manner of the request;
 - e. The agency's response, if any; and
 - f. The tenant's response, if any.
16. Please describe the steps you took to terminate the tenancy as required by the lease or program rules, including, but not limited to, an offer of an informal conference and/or grievance hearing. If the tenant requested a conference and/or hearing, for each such conference and/or hearing, state the date, who was present, what each person said, and the results of the conference/hearing.

Problems with the Apartment/Building

17. Please describe in full and complete detail how you came to know of each and every need for repair or other problem in the tenant's apartment and/or common areas of the building at any point during the tenant's tenancy. (This includes both alleged and confirmed problems, including, but not limited to, each of the problems alleged in the tenant's answer and counterclaims.) For each such problem or condition, please state:
- a. The nature of the problem;
 - b. The date you first became aware of such problem;
 - c. How you first became aware of such problem—that is, who, if anyone, informed you and how (orally or in writing); and
 - d. What steps, if any, you took in response to being notified of such problem, including whether your investigation confirmed that there was a need for repair.
18. Please describe in detail any inspections of the apartment or building conducted by the Board of Health, Inspectional Services Department, Housing Authority or other agency, during the term of the tenant's tenancy, including, but not limited to:
- a. The date of the inspection;
 - b. The identity of the agency conducting the inspection;
 - c. The identity of the person who contacted the agency to perform the inspection and the date of the contact;
 - d. The date you received a report from the agency;
 - e. The substance of the report;
 - f. The date and substance of any communications with the inspector or other representatives of the agency; and
 - g. What, if anything, you did in response to the inspection.
19. If the landlord before, at the time of, or immediately following the purchase or acquisition of the apartment or building, obtained any inspections, assessments or evaluations of the apartment and/or building, for *each such inspection, assessment or evaluation* state:

- a. The date;
- b. The name, address, and telephone number of the person or agency who/that performed it;
- c. When you received or became aware of the inspection, assessment or evaluation;
- d. The contents thereof, stating specifically what problems or conditions were noted; and
- e. What, if anything, you did in response to such inspection, assessment, or evaluation.

20. If the landlord has made or attempted to make inspections and/or repairs (including exterminations) to the tenant's apartment and/or common areas and systems of the building, for each such inspection and/or repair (or attempt), including extermination, please state:
- a. A description of each inspection and/or repair;
 - b. How and when you let the tenant know of your plan to inspect and/or to repair (including whether there was written notice to the tenant);
 - c. The date of each inspection and/or repair;
 - d. The name, address, and telephone number of the company/person who made each inspection and/or repair; and
 - e. The cost of each repair, if applicable.
 - f. For repairs, how and when you first knew of the condition that needed to be repaired.
21. If you have ever learned of or tried to discover whether there is lead paint in the tenant's apartment and/or building, please provide:
- a. A full and complete description of your investigation and/or knowledge/information regarding the presence (or absence) of lead paint in the apartment and/or building, including, but not limited to:
 - i. The substance of any inspections, investigation or knowledge/information;
 - ii. The name, address, and telephone number of any person/company with information;
 - iii. The date(s) that you conducted such investigation or otherwise acquired such knowledge/information;
 - b. A full and complete description of any steps you have taken regarding the presence of lead paint in the apartment and/or building (i.e., any and all inspections not identified above and/or abatement of any lead paint hazard), including, but not limited to:
 - i. The substance of all action taken or work performed;
 - ii. The date(s) thereof;
 - iii. Who did what work (name, address, company, telephone number, and license number of the deleader);
 - iv. The details of any arrangements for relocation of the tenant during the abatement process (including where the tenant was relocated, how the tenant was relocated, and the payment of any costs associated with such relocation).
22. If you claim that the tenant caused any damage to the apartment and/or building, please describe such damage in full and complete detail, including, but not limited to:

- a. The substance of such damage;
 - b. Why you believe the tenant caused the damage;
 - c. What if any repairs were made to such damage, the date(s) of such repairs, and the costs of such repairs;
 - d. The name(s), address(es), and telephone number(s) of anyone with knowledge of such damage allegedly caused by the tenant.
23. If you claim the tenant prevented or hindered you from inspecting the apartment and/or making repairs, for each attempt to inspect or make repairs, please describe:
- a. The date of the attempt;
 - b. How and when you let the tenant know of your plan to inspect and/or to repair;
 - c. What the tenant did or said to prevent or hinder the inspection or repair;
 - d. The names and addresses of anyone present at the time who has information about the tenant's interference with the inspection or repair; and
 - e. Any financial or other loss suffered as a result of the tenant's actions or inactions.
24. If you or anyone on your behalf has been inside the tenant's apartment during the tenancy (or before the tenancy for the purpose of renting to/preparing the apartment for the tenant), please state who was inside the apartment, when, and why s/he was there.
25. Please describe in full and complete detail the maintenance and management of the apartment and/or building during the tenancy, including, but not limited to, the name of the management company, the identity (by name and address) of each responsible person, a description of each such person's duties, for how long s/he has managed and/or maintained the building, and his or her job training/experience/qualifications.

Security Deposit and Last Month's Rent

26. If you ever received payment(s) for a security deposit and/or last month's rent from or on behalf of the tenant, or know that the tenant made such payment(s) to a former owner, please state:
- a. The amount of each payment and whether it was a security deposit or last month's rent;
 - b. The date each payment was received;
 - c. Whether you gave the tenant a receipt and what information was on the receipt;
 - d. Whether you asked the tenant to sign a statement about the condition of the apartment;
 - e. The amount, account title and number(s), the name(s) and address(es) of any bank(s) in which the security deposit and/or last month's rent has been kept, in whose social security or tax identification number the funds are held, and the date(s) of the initial deposit in a bank and of any transfer;
 - f. Whether the security deposit has at all times been kept in a separate escrow account protected from creditors, and the facts on which you base your response;
 - g. Whether you have paid the tenant interest on the security deposit and/or last month's rent or credited the interest to the tenant's account and, if so, when and how much; and
 - h. A full and complete description of any notice(s) you provided to the tenant about the deposit(s) and/or payment(s) made to a former owner, including the date(s) of such notice(s).

Utilities

27. If there is or was a written agreement requiring the tenant to pay for water, heat, hot water and/or electricity, please describe the substance of the agreement, the date of the agreement, and the date the obligation to pay for any such utility took effect (specifying each utility).
28. If any of the tenant's utilities (water, gas or electricity) have ever been shut off, discontinued or threatened to be shut off/discontinued (by you, a utility company, or anyone else), state which utility and when, the reason for the shutoff or notice/threat of shutoff, and when the utility was turned back on.
29. Please describe any accounts that the landlord has or has had for common area utility usage (including water and sewer) in the building, including the date such account was established, the name of the utility company, the account number for each such account, and a description of the areas in the building covered by each such account.
30. If the tenant is or was at any time responsible for paying for any water, electricity or other utility outside the apartment, including, but not limited to, hallways, basement, and/or the exterior of the building, please describe what the tenant is responsible for, whether there is a written agreement between the parties reflecting this arrangement, and the date such arrangement first took effect.

Facts About the Landlord

31. Please list all property, including the property involved in this case, that you own or have owned at any point during the tenant's tenancy in the apartment (including any property owned by trust or business entities with which you are associated) and *for each such property*:
- a. Identify the address;
 - b. State the number of apartments in each such property; and
 - c. State the purchase date and dates of ownership.
32. If you are a trust, please describe the trust in detail, including, but not limited to:
- a. The name and type of the trust;
 - b. The names of the trustees, and any changes thereto (including all applicable dates);
 - c. The names of the beneficiaries of the trust, and any changes thereto (including all applicable dates).

Disability

33. Please describe in full detail your knowledge, belief, and/or information, at any time through and including the date of your interrogatory responses, that the Tenant or a household member has a mental and/or physical disability of any kind, including but not limited to the substance of, and the factual basis for, such knowledge, information and/or belief (including, for example, reports, observations, and communication with others).
34. Please describe in detail any requests made by or on behalf of the tenant or household member for an accommodation or accommodation otherwise considered (e.g., a change in rules or policy, a physical change to the apartment, not proceeding with an eviction, or other special treatment) due to her/his disability, including, but not limited to:

- a. When and how the tenant or other person asked you for an accommodation or an accommodation was otherwise considered (in relation to the Tenant's Answer or by other means);
- b. What s/he requested that you do or not do on account of her/his disability or that you otherwise considered; and
- c. Your response (and/or conclusion).

35. With respect to any disability-related request(s) for accommodation made by or on behalf of the Tenant (or household member), please describe in full factual detail the date and substance of such request(s) and the date and substance of your response(s).

36. If you assert that the requested accommodation or any other accommodation that would permit the Tenant and/or household member to continue occupying the Apartment would be unreasonable and/or would constitute an undue financial or administrative burden, please describe the reasons for such assertion(s) in full, factual detail.

CARES Act

37. If you receive any government assistance (including but not limited to low-interest loans, rental or mortgage subsidies, HOME, and/or tax credits) for any of the apartments in the building or development where the apartment is located, please state the name of the government assistance program and the addresses covered by said program.

38. Please state whether there is any tenant in the building with a tenant-based Section 8 voucher (a) at the present time and (b) at any time since March 27, 2020.

39. If the building is subject to a mortgage, please state whether it is a federally-backed mortgage and whether you have obtained forbearance on your mortgage, and if so, for what time period.

Other

40. If you knew or believed that the tenant went to a tenants' meeting or participated in a tenants' organization, or if you received any correspondence or communication from the tenant identifying herself/himself as part of a tenant organization, or filed or threatened to file a lawsuit or claim against you, describe such actions and state when and how you became aware of this.

41. If the tenant or any agency or person asked you to accept a subsidy or other financial assistance for the tenancy (for example, Section 8) or to fill out any forms related to such assistance for a housing authority or other agency, please describe such request in detail, including, but not limited to:

- a. What you were asked to do;
- b. When;
- c. How (orally or in writing) the request was made;
- d. Your response (including the factual basis for any refusal to accept assistance).

42. For each conversation you have had with the tenant about the reason(s) for eviction or that concerns your claims and/or the tenant's defenses or counterclaims in this action, please state when, who was present, and what was said.

43. Please state your opinion, if any, of the fair market monthly *rental* value of the apartment (i.e., for how much you could rent the apartment in good condition) for each year of the tenant's occupancy, and describe in detail the basis for your opinion.

44. If the building or the tenant's apartment has been converted to the condominium or cooperative form of ownership, or if there is an intent to do so, please state:

- a. When the conversion took place or will take place; and
- b. The substance and date(s) of information or notices, if any, provided the tenant by the landlord or any other person or entity regarding any rights the tenant may have under applicable condominium conversion eviction laws.

45. _____

46. _____

DOCUMENT REQUESTS

Check as many boxes as apply

Tenancy and Termination

1. Any documents related to the rental of the apartment and/or to the tenancy, including, but not limited to, rental applications, credit checks, references, lease(s) or other written agreement(s) between the landlord and the tenant, and lease addenda, changes, or renewals.
2. All documents related to the composition of the tenant's household (i.e., the identity of all people who occupy or who have lived at any time in the apartment).
3. All letters and other written communications between the landlord and the tenant.
4. All written records kept by the landlord concerning payments for rent/use and occupancy made by or on behalf of the tenant.
5. All written records kept by the landlord concerning payments for charges other than rent/use and occupancy made by or on behalf of the tenant.
6. All documents received from any predecessor(s) in interest (people or business(es) that owned the building before you did) related to the building, including, but not limited to, documents about:
 - a. The condition of the building;
 - b. Tenancies at the building;
 - c. Assignments of rights/obligations; and
 - d. A security deposit and/or last month's rent for the tenant's apartment.
7. All documents concerning the landlord's purchase, refinancing, mortgage, sale, marketing, and/or insurance of the apartment/building, including, but not limited to, inspection reports and other assessments/evaluations, purchase and sale agreements (and other documents concerning conditions of purchase/sale), broker or other marketing agreements, and the like.
8. All Notices to Quit ever served by the landlord on the tenant or on an agency providing a subsidy for the tenant and returns of service for each such notice.
9. Copies of all documents served with the Notice to Quit in this case, including but not limited to, any documents served in compliance with **Section 1(a) of St. 2020, c. 257, as amended by St. 2021, c. 20**.
10. A copy of the summons and complaint filed in this action, along with any return(s) of service and Affidavits filed with the court.
11. All documents related to any complaints received from any source about the tenant and/or members of the tenant's household or guests.
12. All documents concerning charitable or third party payments on behalf of the tenant, including, but not limited to, fuel/weatherization, rent and/or other assistance.

13. All documents concerning the Department of Transitional Assistance (DTA), including, but not limited to:
 - a. Rental arrearage payments;
 - b. “Vendor” rental payments by the tenant through DTA; or
 - c. Other assistance concerning the tenant (e.g., applications, agreements, invoices, checks, or other documents).
14. All documents related in any way to any of your reasons for evicting the tenant.
15. All documents related in any way to the landlord’s claims and/or to the tenant’s defenses or counterclaims (to the extent not addressed elsewhere in your responses to these document requests).
16. All documents you plan to present at trial.

Public and Subsidized Housing/Governmental Assistance

17. All written documents concerning the exact type or nature of any rental subsidy attached to the building or involved in the tenancy.
18. All documents related to requests that you accept a subsidy, rental arrears or other financial assistance for the tenant’s rent or the tenancy **and** your response, if any.
19. All documents concerning determination of the tenant’s rent, determination of the contract rent, and/or recertification of the tenant household.
20. All documents in any tenant file that the owner or manager maintains for the tenant.
21. All documents concerning any request you have made for an increase in the contract rent and responses to that request from the tenant and/or agency administering the tenant’s subsidy.
22. All documents related to any informal conference and/or grievance hearings during the tenancy.
23. All letters and other written communications between the landlord and any housing authority, DHCD, MassHousing, HUD, and any other relevant agency regarding the tenant or the apartment.
24. All documents concerning conditions or use restrictions for the apartment and/or building related to your (or your predecessor’s) receipt of any form of government assistance, including, but not limited to, low-interest loans, subsidies, tax credits, deleading and/or rehabilitation assistance, and the like.

Problems with the Apartment/Building

25. All documents notifying the tenant of inspections and/or repairs to the apartment or building.
26. All photographs, videos, and/or digital images of the tenant’s apartment or of the building at any time during the tenancy, or within 2 weeks before the tenant moved in.

27. All documents related to investigation for or the presence of lead paint at any time in the tenant's apartment and/or in the building, including, but not limited to, notices to any tenants in the building, notices from any agency about lead paint, and documents related to lead paint inspections, verifications of lead paint abatement and/or control of lead paint, and tenant relocation.
28. All documents concerning conditions in the tenant's apartment and/or in the common areas or systems of the building, including complaints, inspection reports and requests for repairs by the tenant or any other person or agency.
29. All documents relating to repairs of the apartment and/or common areas or systems of the building, including, but not limited to, invoices, estimates, bills, work orders, receipts and records of payment.
30. All documents related to the basis of the landlord's opinion regarding the fair market monthly *rental* value of the apartment.

Other

31. All documents concerning the tenant's security deposit and/or last month's rent, including, but not limited to, receipts, bank records or statements, documents reflecting whether any security deposit is/has been protected from creditors, notices given to the tenant about the deposit/payment, conditions statement, and documents relating to payment and/or crediting of interest to the tenant.
32. All documents concerning who is or was at any time during the tenant's occupancy responsible for payment of water and sewer, heat, hot water, electricity and/or other utilities in the apartment.
33. Any documents concerning the threatened or actual termination and/or re-connection of utilities (including water and sewer, electricity, and/or gas) in the apartment and/or building.
34. Any documents concerning accounts that the landlord has or has had for common area water and other utility usage in the building.
35. Any documents concerning tenant responsibility for payment of any water, electricity, or other utility outside the apartment, including, but not limited to, hallways, basement, and/or exterior of the building at any time during occupancy.
36. Any documents concerning the tenant's or household member's disability and/or request for accommodation (i.e., a change in rules or policy, a physical change in the apartment and/or common areas, etc.) that the tenant or anyone on his/her behalf has made to you **and** your response to such request, and any offers of reasonable accommodation that you otherwise have made to the tenant or household member.
37. Any and all documents substantiating or concerning whether any request(s) for accommodation(s) made by or on behalf of the tenant or household member would constitute an undue financial or administrative burden on the landlord.
38. Any and all documents substantiating or concerning whether any request(s) for accommodation(s) made by or on behalf of the Tenant would be otherwise unreasonable.

- 39. All documents regarding any policy of the landlord regarding persons with disabilities including any reasonable accommodation plans or policies, all attachments and/or appendices, and any forms or releases that are used in connection with any such policies.
- 40. Any documents related to your language access policy for Limited English Proficiency tenants.
- 41. Any documents concerning any incident(s) of domestic violence against the tenant or a household member at in the apartment including but not limited to police reports, restraining orders, requests for lock changes for safety reasons and/or and early lease termination of the tenancy agreement.
- 42. Any documents related in any way to the tenant's claim of sexual harassment.
- 43. Any and all documents concerning behavior on the part of the tenant or household member during the time period of his/her occupancy of the Apartment that you consider a lease or tenancy violation not previously provided in response to other requests.
- 44. Any documents concerning actual or proposed condominium or cooperative conversion of the apartment or building.
- 45. Any documents concerning fire, property and/or liability insurance of the apartment/building, including, but not limited to, policies, binders, contracts, agreements, vouchers, checks, notices, correspondence, and notices to your insurer of claims concerning the apartment and/or building.
- 46. Any documents concerning the management of the apartment and/or building (including management contract(s) applicable to the time period of the tenant's occupancy and any other management documents concerning the tenancy).
- 47. Any documents concerning the maintenance of the apartment and/or building in relation to the tenancy.
- 48. Any documents concerning lawsuits or claims related to the apartment and/or building and/or involving the landlord and the tenant.
- 49. All documents relating to the type and status of the mortgage on the building including but not limited to whether it is a federally-backed mortgage and any mortgage forbearance obtained in 2020.
- 50. _____

- 51. _____

I hereby certify that I delivered or mailed or emailed (*check which one*) a copy of this Discovery request to my landlord [who consented to service by email] or to their lawyer on (who is required to accept service by email) on _____(*date*).

Signature of Tenant

Signature of Tenant

Tenant's Name (*print*)

Tenant's Name (*print*)

Address

Address

City State Zip

City State Zip

Telephone Number

Telephone Number

Email (if any)

Email (if any)

Compelling Discovery

If your landlord does not respond to your Discovery, file a Motion to Compel

Your landlord has **10 days** from the date they get your Discovery to answer your questions and give you the documents you ask for.

If they do **not** respond or give you the information or documents you need within 10 days, or they object to your Discovery, you can file the **Motion to Compel form in the booklet**.

You have **5 business days** from the date your landlord's response is due to file your Motion to Compel.

When do I file a Motion to Compel?

To figure out when to file and serve your Motion to Compel, fill in the following 3 dates:

1. _____ = Date your landlord got your discovery requests
2. _____ = **10 calendar** days after your landlord got your discovery requests. This is your landlord's deadline to respond.
3. _____ = **5 business** days after your landlord's deadline to respond. **This is your deadline to file the Motion to Compel Discovery**

What can the court do?

In your **Motion to Compel**, you can ask the judge to:

- Order the landlord to give you complete answers to your Discovery requests and put the case on hold until the landlord gives you answers to your Discovery requests.
- End or "dismiss" the landlord's case and enter judgment in your favor.
- Stop the landlord from being able to give the court information or evidence related to your defenses or counterclaims.

Fill in and file your Motion to Compel Discovery

If your case is in **Housing Court** and your landlord's responses to your Discovery were incomplete, ask the court clerk if the Housing Court has any special requirements for filing a **Motion to Compel**.

Important: You must get the form to the court and your landlord or their lawyer within **5 business days** of the date your landlord's response to your Discovery was due.

Fill in the spaces at the top of the motion the same as you did in your **Answer** and **Discovery** forms.

1. Write in the date you mailed, delivered, or emailed your Discovery to the landlord or their lawyer. Copy this from the last page of your Discovery.
2. Check the boxes next to the reasons you are filing this motion.
3. On the bottom of the form check the box next to the way you plan to get the motion to your landlord or their lawyer.
4. Fill in the date, your name, address, and telephone number. Sign the motion.
5. Make 2 copies.
 - File the original with court. Call the clerk before you file and ask them what the best way is to file. You can:
 - ✓ Take it to the clerk's office. If you hand-deliver to the court, ask the court to stamp the date on your copy so you have proof that you filed it on time.
 - ✓ Send it to the court electronically. Use the court's online filing system or call and ask the court if you can email them. **This is the best way if you can do it!**
 - ✓ Do not mail it. There is not enough time.
 - Deliver a **copy** of your forms to your landlord's lawyer or your landlord. Look at the right side of the Summons and Complaint. If there is a number on the "BBO#" line, your landlord has a lawyer. To deliver a copy, you can:
 - ✓ You can deliver it by hand or email it to your landlord's lawyer. The lawyer's email address is at the bottom of the Summons and Complaint. If your landlord does not have a lawyer you need a written agreement from your landlord that says they agree to get your motion by email. **It is important to deliver this by hand or email it**, because the mail may be too slow.
 - **Keep a copy** for yourself. Keep it safe and bring it with you when you go to court.

Prepare for Court

The Court will send you a letter that tells you the date and time of the hearing for your **Motion to Compel Discovery**.

When your case is called, tell the clerk you filed a **Motion to Compel Discovery**. When you go before the judge, **tell the judge that you requested Discovery**, and that your landlord **did not answer**, or did not answer fully. Tell the judge why you need the information you asked for.

You can ask the judge to do a number of things, including:

- Require the landlord to give you complete answers to your Discovery requests and put the case on hold until the landlord gives you answers to your Discovery requests.
- End or “dismiss” the landlord’s case and enter judgment in your favor.
- Stop the landlord from being able to give the court information or evidence related to your defenses or counterclaims.

If you win this motion and judge orders your landlord to answer your questions and give you all the documents you asked for in your Discovery, the judge will also probably postpone your eviction trial.

If you lose this motion, you may have your trial that day. But you can ask the judge to schedule it for a different day. If you lose at trial, you may have the right to appeal, ask the judge for more time to move or both. See **Booklet 7: Appeals** and **Booklet 8: Stay**.

**COMMONWEALTH OF MASSACHUSETTS
TRIAL COURT**

a. _____, ss:
County

e. _____
Name of Court

b. _____
Rescheduled Trial Date

f. _____
Docket No. Summary Process

c. _____
Plaintiff(s) – Landlord(s)

vs.

**MOTION TO ENFORCE
OR COMPEL DISCOVERY**

d. _____
Defendant(s) – Tenant(s)

To the Clerk: Please schedule this motion for a hearing. The Tenant-Defendant seeks enforcement of Discovery under Uniform Summary Process Rule 7(d). In support, the Tenant states:

1. On _____ (date), the Tenant filed with the Court and delivered or mailed (circle which one) to the landlord a Request for Discovery.
2. The Landlord (check all boxes that apply):
 - has failed to answer any questions. has failed to give me any documents requested.
 - has failed to answer questions fully. has failed to give me all of the documents requested.
 - objected to certain discovery requests and I disagree with the objection.
3. Accordingly, Tenant requests that the Court enter an order (check boxes which apply):
 - Compelling Landlord to completely answer and respond to Discovery no later than 1 week from the hearing on this motion, and continuing the trial (or pre-trial if jury trial requested) until at least 1 week after the Tenant receives responses. USPR 7(e).
 - Dismissing this case and entering Judgment in Tenant’s favor.
 - Prohibiting Landlord from introducing evidence opposing Tenant’s claims and defenses.
 - Granting the Tenant any other relief that may be just and necessary.
4. I hereby certify that I delivered / mailed (check which one) a copy of this Discovery Motion to my landlord or to his/her lawyer on _____ (date).

Signature of Tenant

Signature of Tenant

Tenant’s Name (print)

Tenant’s Name (print)

Address

Address

City State Zip

City State Zip

Telephone Number Email (if any)

Telephone Number Email (if any)