

COUNTY LOCAL LAWS

IF ANY LANDLORD HAS REASON TO BELIEVE THAT A DEFECTIVE TENANCY HAS BEEN CREATED OR PERMITTED TO EXIST BY A TENANT, HAS GIVEN THE TENANT WRITTEN NOTICE OF HIS COMPLAINT ALLEGING A DEFECTIVE TENANCY, AND THE TENANT FAILS TO MAKE A BONA FIDE EFFORT TO RECTIFY THE DEFECTIVE CONDITION WITHIN ONE (1) WEEK AFTER SAID NOTICE HAS BEEN GIVEN, THE LANDLORD MAY FILE WITH THE EXECUTIVE DIRECTOR A COMPLAINT IN WRITING, WHICH SHALL STATE THE NAME AND ADDRESS OF THE TENANT AND THE PARTICULARS OF THE ALLEGED DEFECTIVE TENANCY.

93A-33. COMPLAINTS, GENERALLY.

IF ANY PROSPECTIVE TENANT HAS REASON TO BELIEVE THAT A LANDLORD HAS VIOLATED THE PROVISIONS OF SECTIONS 93A-26 OR 93A-27(B) OF THIS CHAPTER, HE MAY FILE WITH THE EXECUTIVE DIRECTOR A COMPLAINT IN WRITING, WHICH SHALL STATE THE NAME AND ADDRESS OF THE LANDLORD, THE PREMISES IN QUESTION AND THE PARTICULARS OF THE ALLEGED VIOLATION.

93A-34. EXECUTIVE DIRECTOR; INVESTIGATION OF COMPLAINTS.

UPON THE FILING OF ANY COMPLAINT, THE EXECUTIVE DIRECTOR SHALL MAKE SUCH INVESTIGATION AS HE DEEMS APPROPRIATE TO ASCERTAIN WHETHER THERE ARE REASONABLE GROUNDS TO BELIEVE THAT THE ALLEGATION IS TRUE AND DETERMINE WHETHER A VIOLATION OF THIS CHAPTER HAS OCCURRED OR A DEFECTIVE TENANCY EXISTS. IF AT ANY TIME AFTER A COMPLAINT IS FILED, THE EXECUTIVE DIRECTOR BELIEVES THE HEALTH, SAFETY, WELFARE OR WELL-BEING OF A TENANT IS PLACED IN IMMEDIATE AND PRESENT DANGER, HE SHALL BE AUTHORIZED TO TAKE IMMEDIATE ACTION TO PROVIDE APPROPRIATE RELIEF INCLUDING NOTIFICATION OF THE CHAIRMAN OR VICE-CHAIRMAN OF THE COMMISSION WHO SHALL DETERMINE WHETHER OR NOT AN EMERGENCY MEETING OF THE COMMISSION IS NECESSARY.

93A-35. EXECUTIVE DIRECTOR ACTION; VIOLATION OF CHAPTER OR DEFECTIVE TENANCY NOT FOUND.

IF THE EXECUTIVE DIRECTOR, IN INVESTIGATING A COMPLAINT, DETERMINES THAT THERE ARE NO REASONABLE GROUNDS TO BELIEVE THAT A VIOLATION OF THIS CHAPTER HAS OCCURRED OR A DEFECTIVE TENANCY EXISTS, HE SHALL SO INFORM THE COMMISSION AND THE COMMISSION MAY, IN ITS DISCRETION, DETERMINE WHETHER OR NOT THE COMPLAINT IS BONA FIDE, AND ORDER DISMISSAL OF THE COMPLAINT, OR