

# TRAPS FOR THE UNWARY PROPERTY MANAGERS

March 10, 2015

*SPONSORED BY IREM Boston Metropolitan Chapter No. 4 and The law firm of Goldman & Pease LLC*

Led by Attorneys Howard S. Goldman and Cameron C. Pease of **Goldman & Pease, LLC**, this seminar will address common pitfalls that property managers should avoid in managing their properties and suggest helpful ways to avoid and correct these mistakes. The seminar will draw on recent, real-world Massachusetts cases where landlords or property managers have been held liable. Attorneys Goldman and Pease will analyze these cases in an interactive format with the seminar participants and discuss what steps the landlord or property manager could have taken to avoid and/or minimize liability. Moreover, this seminar will help both new and experienced property managers spot key legal issues and protect themselves and their clients.

## WHAT YOU WILL LEARN:

### I. MASSACHUSETTS NEW MEDICAL MARIJUANA LAW

A. Since state and federal laws prohibit discrimination against persons with disabilities (i.e. medical marijuana patients), can landlords:

- Ask prospective tenants about their use of medical marijuana?
- Refuse to rent to tenants because of their use of medical marijuana?
- Evict tenants because of their use of medical marijuana?

B. Can tenants who are qualifying patients with a hardship in accessing one of 35 marijuana dispensaries to be established in Massachusetts grow medical marijuana in the landlord's apartment?

C. Can a landlord establish a no smoking policy which includes medical marijuana?

D. Can a tenant deny a landlord or its property manager access to the rental unit if they are growing medical marijuana?

E. Can property owners whose apartments are being used to grow and distribute medical marijuana have their property seized under the federal civil asset forfeiture provisions?

F. Can medical marijuana be grown in a residential apartment?



### II. EMOTIONAL SUPPORT DOGS FOR RESIDENTS

A. What protections do federal and Massachusetts law provide with respect to one's disability?

B. What is the standard of accommodation that landlords must meet to comply with these protections?

C. Are there any permissible limitations on service animals?

D. What about pet restrictions for non-service animals?



### III. SELECTING, COLLECTING FROM, AND DEALING WITH TENANTS

A. How should property managers respond to complaints about tenants failing to maintain their units and/or creating nuisances and problems for their neighbors?

B. What are the obligations of a property manager to investigate an allegation of damage?

C. What free speech protections do disgruntled tenants have to complain about a landlord, property manager, or other tenants?

D. How can property managers avoid liability for discrimination and personal injuries?

E. How to deal with a neighboring property owner's tree branches extending over your property?

F. What technologies and practices can property managers use to screen potential tenants and conduct background checks?

G. How can property managers avoid liability for charging a tenant too many up-front fees?

H. What are the best practices for property managers when renting to college students?

I. How can property managers most effectively collect rent and other fees?



**DATE AND TIME:** Tuesday, March 10, 2015 - 8:30am- 12:00pm

**LOCATION:** 100 Quarry Hills Drive (Granite Links Golf Course Members Room 1<sup>st</sup> Floor off the Restaurant, Quincy, MA)

**TUITION:** Premier Member Rate: \$45 ~ Non-member Rate: \$55  
(3) or more from the same company \$30each

Register today at [www.iremboston.org](http://www.iremboston.org) or call 617-436-7565



Traps for the Unwary  
Property Managers

**COURSE  
REGISTRATION**

**COURSE LOCATION & DATE:** TUESDAY, March 10, 2015 (Granite Links Golf Course Members Room 1<sup>st</sup> Floor Restaurant, Quincy, MA) ~ - 8:30am- 12:00pm

Members Fee: \$45 Non Members Fee: \$55 (3) more from the same company \$30 each

**CONTACT INFORMATION**

*Mark one:*

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Associate Member \_\_ Student Member \_\_ Academic Member \_\_ Nonmember \_\_

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*50 Redfield Street Suite 109, Boston, MA 02184, Phone 617-436-7565 Fax: 617-436-6966*

*Email: [iremboston@iremboston.com](mailto:iremboston@iremboston.com) Website: [www.iremboston.org](http://www.iremboston.org)*

