**Print 3 copies**

You will need 3 copies of this packet:

1. One for the {{ court }} at {{ court.address.on\_one\_line() }}.
2. One for your landlord or their attorney.
3. A copy for your own records.

**Deliver**

Deliver a copy of the Answer and Discovery Request to {% if landlord.has\_attorney %}Your landlord's attorney, {{ landlords\_attorney }}{% else %}Your landlord, {{ landlord }}{% endif %}.

Keep one copy for your own records.

**Go to Court**

**Your scheduled court date is** **{{court\_date}}**. {% if not court\_is\_housing\_court and transfer\_to\_housing\_court %}

It may take extra time to transfer your case to {{ transfer\_court\_name }}. Ask the court to be sure. {% endif %}{% if court\_date\_is\_holiday %} You won't have court on {{court\_date}} because it is {{court\_date\_holiday}} Ask the court when your case will be heard.{% endif %}. You should check if your court date is on Zoom or in person. Most courts are still doing Zoom mediation under Standing Order 6-20.

**Arrive on time** (the time is printed on your court notice. If you are not sure you can call).

**What is Mediation?**

Mediation helps when you do not want to negotiate directly with your landlord.

A mediator is a person who helps you and your landlord make an agreement. **A mediator does not take either person’s side.**

When you go to mediation, be ready to negotiate to protect your rights.

For more information visit: [https://www.masslegalhelp.org/housing/lt1-booklet-10-negotiating](https://www.masslegalhelp.org/housing/lt1-booklet-%2010-negotiating)

**What to do Before Court**

**Read the Answer form** and make sure you understand your claims and defenses.

**You may still need to pay rent** while you wait for your court date.

**What to Bring to Court**

* **Documents** to prove your case.
* **Pictures** of any bad housing conditions.
* **Certified copies** of any Board of Health inspection reports.
* Ask the court to order your landlord to make repairs before your court date if the conditions are very hard to live with. You can use UpToCode (<https://getuptocode.org>) to ask for repairs.

**What is Lawyer for the Day?**

Lawyer for the Day programs provide basic legal advice, help you understand your rights and laws, and can help you fill out court forms.

They do not go into the courtroom with you but can help you prepare yourself for court.

**Call the court** early or go in before your hearing or mediation starts to ask about Lawyer for the Day.

**Jury Trial or Bench Trial?**

In a **bench trial**, the judge decides who wins the case. **Most housing court cases go to a bench trial.**

In a **jury trial**, a group of regular people decide who wins the case. A jury trial usually takes longer than a bench trial. Before a jury trial, you must submit a **pre-trial memo.** Sample pre-trial memos are available.

You can waive your right to a jury trial later if you think a bench trial might be better or if you miss the deadline for a pre-trial memo.

**What if my Landlord Doesn’t Respond to my Discovery Request?**

You should get discovery by **{{date\_discovery\_due}}.** If you don't, you can tell the court with a **Motion to Compel Discovery**.

{% if remind\_user %}We will send you a reminder to fill this form out online later.{% else %} If you didn't print it, you can download a new copy from <https://gbls.org/tactics/compel>.{% endif %}

**Deliver** the Motion to Compel Discovery **within 5 days of {{ date\_motion\_to\_compel\_due }}.** A copy will need to go to your landlord and to the court.