|  |  |  |
| --- | --- | --- |
| **PETITION TO SEAL EVICTION RECORD** | | **Massachusetts Trial Court** |
| **CASE DOCKET NUMBER:**  {{ docket\_number }} | **COURT DEPARTMENT:**  {{ trial\_court.department }} | **COURT DIVISION/COUNTY:**  {{ trial\_court.division }} |

Pursuant to **G.L. c. 239, § 16**, I request that this Court seal all paper and electronic court records of this eviction action for which the right to appeal has expired.

**Grounds for Sealing:** The petitioner requests that the court seal the eviction record for the following reasons:

1. {{ output\_checkbox(original\_eviction\_outcome\_dismissed)}} The eviction judgment has been vacated or dismissed.
2. {{ output\_checkbox(no\_fault\_eviction) }} The eviction was a no-fault eviction.
3. {{ output\_checkbox(non\_payment\_cured) }} The eviction was for non-payment of rent, but all amounts due in the judgement or agreement have been paid; **AND**
   1. {{ output\_checkbox(non\_payment\_cured\_notice\_filed) }} a notice of satisfaction has been filed with the court; **AND**
   2. {{ output\_checkbox(non\_payment\_cured\_judgement\_satisfied) }} the court has issued a decision deeming the judgment satisfied.
4. {{ output\_checkbox(non\_payment\_hardship) }} The eviction was for non-payment of rent, and I was unable to pay the rent due to economic hardship; **AND**
   1. {{ output\_checkbox(non\_payment\_hardship\_appeal\_expired) }} It has been at least 4 years since the appeal period expired; **AND**
   2. {{ output\_checkbox(non\_payment\_hardship\_no\_prior\_action) }} No non-payment eviction or lessor action was brought against me in the 4 years before this request; **AND**
   3. {{ output\_checkbox(fault\_eviction) }} This eviction was a fault eviction; **AND**
   4. {{ output\_checkbox(fault\_eviction\_appeal\_expired) }} It has been at least 7 years since the appeal period expired; **AND**
   5. {{ output\_checkbox(fault\_eviction\_no\_prior\_action) }} No “fault eviction” action or lessor action was brought against me in the 7 years before this request.
5. {{ output\_checkbox(eviction\_judgment\_entered\_landlord) }} This eviction was a civil action under G.L. c. 139, §19 and judgement entered for the landlord; **AND**
   1. {{ output\_checkbox(eviction\_judgment\_entered\_landlord\_seven\_years) }} It has been at least 7 years since the appeal period expired.
6. {{ output\_checkbox(eviction\_judgment\_entered\_landlord\_no\_prior\_action) }} No G.L. c. 139, §19 or fault action has been brought against me in the 7 years before this request; **AND**
   1. {{output\_checkbox(eviction\_judgment\_entered\_landlord\_no\_criminal\_conviction) }} I have not been convicted of any criminal offense listed in G.L. c. 139, §19 during these 7 years.
7. {{ output\_checkbox(eviction\_judgment\_entered\_tenant) }} This eviction was a civil action under **G.L. c. 139, §19** and judgment did not enter for the landlord.

**Notice to Respondent:** A copy of this petition has been provided to the Respondent at the address provided above on **{{ notice\_date }}** by means of:

{{ output\_checkbox(notice\_mail) }} Mailing

{{ output\_checkbox(notice\_delivering) }} Delivering

Other: {{ custom }}

**Eviction Transferred:** The eviction started in District/Municipal /Superior Court and was transferred to Housing Court. *The decision on this petition will apply to all eviction records in the initial court upon its receipt of the decision.*

This eviction action was transferred to the Housing Court.

{{ output\_checkbox(eviction\_transferred) }} Yes.

{{ output\_checkbox(eviction\_not\_transferred) }} No.

Shape

The plaintiff(s) in this action assents to this petition.

Name: {{ users[0] }}

Signature: {{ users[0].signature }} {{ signature\_date }}

Shape

**For Court Use Only:**

\_\_\_Court processed petition without a hearing

\_\_\_Court scheduled a hearing on this petition on \_\_\_\_\_\_\_\_\_\_(date) and \_\_\_\_\_\_\_\_\_(time)

Petition is \_\_\_\_allowed \_\_\_\_denied on \_\_\_\_\_\_\_(date) by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**An applicant for housing or credit with a sealed record on file with the court pursuant to section 16 of chapter 239 of the General Laws may answer ‘no record’ to an inquiry relative to that sealed court record.**