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| --- | --- | --- |
| **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.

**Required Materials**

* “Do you have the eviction case file in front of you?”
* {{ has\_eviction\_file }}
* {{ exit }} ("You must have your eviction case file information to proceed. The interview will now end.")
  + Check Box: Yes
  + Check Box: No
* IF yes, move to Section 3
* {{ next\_page }}
* IF no, move to Section 2
* {{ exit\_page }}

**Need Eviction Case File**

* “You need your eviction file case information to complete this interview”
* {{ does\_not\_have\_file }}
* Exit button
* Restart button (go back to Section 1)

**Are you the tenant or the landlord?**

* {{ tenant }}
* {{ landlord }}

**Are “unknown occupants listed as defendants on your eviction complaint?**

* Are unknown occupants listed on the eviction complaint? {{ unknown\_occupants }}

**In which country was the eviction order entered?**

* {{ eo\_county }}

**What is the case number on the eviction order?**

* Case number {{ docket\_number }}

**Eviction Outcome**

* “The outcome of the eviction action was one of the following:”
* {{ original\_eviction\_outcome }}
  + Check Box: This eviction was dismissed
    - {{ original\_eviction\_outcome\_dismissed }}
  + Check Box: This eviction resulted in a judgment in my favor
    - {{ original\_eviction\_outcome\_favor }}
* IF you checked one of the above, skip SECTION 4.

**Eviction Reason**

* “What was the reason for the eviction action?”
* {{ eviction\_reason }}
  + Check Box: This eviction was a no-fault eviction
    - {{ no\_fault\_eviction }}
  + Check Box: This eviction was for non-payment of rent but I paid all amounts due in the judgment or agreement
    - {{ non\_payment\_cured }}
    - A notice of satisfaction has been filed with the court
      * {{ non\_payment\_cured\_notice\_filed }}

or

* + The court issued a decision deeming the judgment satisfied
    - {{ non\_payment\_cured\_judgment\_satisfied }}
* This eviction was for non-payment of rent I was not able to pay the rent due to economic hardship
  + {{ non\_payment\_hardship }}

and

* It has been at least 4 years since the appeal period expired
  + {{ non\_payment\_hardship\_appeal\_expired }}

and

* No non-payment eviction or lessor action was brought against me in the 4 years before this request
  + {{ non\_payment\_hardship\_no\_prior\_action }}
* This eviction was a fault eviction
  + {{ fault\_eviction }}

and

* It has been at least 7 years since the appeal period expired
  + {{ fault\_eviction\_appeal\_expired }}

and

* No “fault eviction” action or lessor action was brought against me in the 7 years before this request
  + {{ fault\_eviction\_no\_prior\_action }}

* This eviction was a civil action under G.L. c. 139, §19 and judgement entered for the landlord and
  + {{ eviction\_judgment\_entered\_landlord }}
  + It has been at least 7 years since the appeal period expired;
    - {{ eviction\_judgment\_entered\_landlord\_seven\_years }}
  + No G.L. c. 139, §19 or fault action has been brought against me in the 7 years before this request; and
    - {{ eviction\_judgment\_entered\_landlord\_no\_prior\_action }}
  + I have not been convicted of any criminal offense listed in G.L. c. 139, §19 during these 7 years.
    - {{ eviction\_judgment\_entered\_landlord\_no\_criminal\_conviction }}

* This eviction was a civil action under G.L. c. 139, §19 and judgment did not enter for the landlord
  + {{ eviction\_judgment\_entered\_tenant}}

**Notice to Landlord** –***This only applies if you check anything in SECTION 2.***

* I gave notice to the landlord in this action by
  + Check Box: Mail
    - {{ notice\_mail }}

or

* + Check Box: Delivering
    - {{ notice\_delivery }}

or

* + Text Box: Please describe other method
    - {{ custom }}
* A copy of this petition was given as a notice to the Landlord on
  + Date Box:
    - {{ notice\_date }}

**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.*
* Was this eviction action transferred to the Housing court?
  + Check Box: Yes
    - {{ eviction\_transferred }}
  + Check Box: No
    - {{ eviction\_not\_transferred }}

**Signature**

* By signing below, I am attesting that the information in this entire petition is true to the best of my knowledge:
  + Signature Box
    - {{ users[0].signature }}
  + Signature Date:
    - {{ signature\_date }}
* Print Name:
  + {{ users[0] }}

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

{{ users[0] }}

{{ 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.**