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| Massachusetts Trial Court | Notice of Filing of Petition to Seal Eviction | |
| COURT DEPARTMENT  {{ trial\_court.department }} | DIVISION  {{ trial\_court.division }} | DOCKET NUMBER  {{ docket\_number }} |
| CASE NAME  In the matter of  {{ landlords\_name\_first }} {{ landlords\_name\_last }}  v.  {{ users\_name\_first }} {{ users\_name\_last }} | | |

**NOTICE OF FILING PETITION TO SEAL EVICTION**

**TO:**

{{ landlords\_name\_first }} {{ landlords\_name\_last }}

{{ landlords\_address\_line\_one }}

{{ landlords\_address\_line\_two }}

The tenant in the above-referenced case has filed a petition on **{{ file**\_**date }}** in the **{{ trial\_court.division }}** **{{ trial\_court.department }}** requesting that the Court seal said eviction proceedings. Under M.G.L. c. 239, § 16, tenants have a right to petition the Court to have eviction proceedings sealed after a final judgment has been entered.

{%p if eviction\_type == ‘nonpayment’ %}

You are receiving notice as you were an original party to the above action involving an eviction for non-payment of rent. The Court will comply with the petitioner’s request provided that the above action, including all rights of appeal, have been exhausted not less than three years before the request, that no other eviction proceeding for non-payment has been brought against the petitioner within the Commonwealth in the past three years, and the petitioner certifies that non-payment was the result of economic hardship and that such economic hardship rendered the petitioner unable to satisfy judgment in the original eviction proceeding.

{%p endif %}

{%p if eviction\_type == ‘fault’ %}

You are receiving notice as you were an original party to the above action involving a fault eviction. The Court will comply with the petitioner’s request provided that the above action, including all rights of appeal, have been exhausted not less than five years before the request, and that no other eviction proceeding for fault or lessor action has been brought against the petitioner within the Commonwealth in the past five years.

If the court record sought to be sealed is for a civil action under M.G.L. c. 139, § 19, the Court will comply with petitioner’s request if, in addition to the above requirements, the petitioner has not been convicted of any criminal offence referenced in M.G.L. c. 139, § 19 in the past five years and the Court finds that sealing the record is in the interest of justice and public safety.

{%p endif %}

{%p if eviction\_type == ‘nonpayment\_satisfied’ %}

You are receiving notice as you were a party to the above action involving an eviction for nonpayment of rent, and either judgment has been satisfied or an agreement has been reached, but a timely notice of satisfaction of judgment or agreement has not been filed with the Court. The Court will comply with the petitioner’s request to deem the judgment or agreement satisfied if the court record pertains only to nonpayment of rent and the judgment or agreement has been satisfied.

{%p endif %}

{%p if eviction\_type == ‘judgment\_satisfied’ %}

You are receiving notice as you were a party to the above eviction action and a resulting judgment or agreement has been satisfied. The Court will comply with the petitioner’s request if the judgment or agreement has been satisfied and the action has concluded with all rights of appeal exhausted.

{%p endif %}

You, or any other party, may file an objection within **7 days** of the filing of the petition to seal. If you or another party do not file an objection, the Court may settle the petition administratively without a hearing. If you or another party files a timely objection, the Court will conduct a hearing to determine the petitioner’s compliance with the foregoing conditions.