

Michael Elbery
120 Old Pleasant St., Apt. 7
Lee, Mass. 01238
1-4-17

Lynn B. Bertelli
Alan B. Wilcox
P.O. Box 400
Tyringham, Mass. 01264

Attention Landlords:

This is a notice of complaint that the owners, Alan B. Wilcox and Lynn Bertelli, (hereinafter landlords), of the Apartment Building at 120 Old Pleasant St., Lee, Mass. and rented to the above tenant in Apartment #7, and tenant at will, Michael Elbery, that these landlords refuse to comply with Massachusetts lead paint violation and removal laws.

The landlords have informed me that they are going to remove the lead paint violation in my Apartment #7 (2 kitchen walls that have numerous holes in the plaster and lead paint chipping and peeling) without any of the various notifications to the Authorities of Jurisdiction and tenants as required by the lead paint laws of the State of Massachusetts. Further, per conversation with the landlord, Al Wilcox, 2 kitchen walls in the apartment #7 will be removed, complete with lead paint, and replaced. This constitutes a "high risk job".

Noteworthy, Massachusetts law requires a "Licensed Lead Paint Inspector" to inspect the above premises before an owner of a building is allowed to start removal of lead paint from a rented unit. The landlords refuse to hire a "Licensed Lead Paint Inspector" before they start the lead paint removal on the two kitchen walls in Apt. #7, nor will the landlords be using/hiring, as necessary to comply with Massachusetts and Federal lead paint removal laws, a "Lead Paint Inspector" to check and certify the lead paint removal job at various stages, including clean up of all lead off all surfaces.

It is presumed under Massachusetts Law that any building built prior to 1978 has lead paint. Believe me, you have lead paint at 120 Old Pleasant St.

The reason the elected officials in Massachusetts and the U.S. Federal Govt. mandate lead paint laws is to protect tenants and the citizenry, from various terminal illnesses caused by lead paint and its removal.

Additionally, the landlords are not licensed or certified as is required by Massachusetts Law, so to legally make lead paint removal and kitchen wall repairs in Apartment # 7 and be in compliance with Massachusetts law.

This lead paint issue/violation exists at 120 Old Pleasant St. Lee, Mass., also exists in the other 3 apartments in that same building. Former tenant in Apt. #10, Linda Liz, broadcast loudly in the summer of 2016 that the kitchen walls in her apartment #10 were peeling and chipping paint.

The local Building Inspector will be notified of a major issue that will be of interest to him under the category of safety that affects Apt. # 7 and # 10. The water leak at the northwest corner of the building at 120 Old Pleasant St. saturated the inside walls of that building for 3 years causing damage herein and much more.

To insure enforcement all Authoritative Administrative Bodies will be contacted via written notification. Names will, as always, be disclosed, and all can be seen on the World Free Internet. **Or, give me get time to get out of here and you can violate all the laws you like at 120 Old Pleasant St., and save yourself money.**

As a Licensed Construction Supervisor (CS-071423) in Mass., and a well-known and most feared lawyer in Mass., I ,direct you to, See pertinent law, in part, @ Mass. 105 CMR, Mass. 454 CMR, and Mass. G.L. C. 111 s. 197d. This letter prohibits retaliation by the landlords against tenant, Michael Elbery, as per Massachusetts Landlord Tenant law.

CC: Attorney Kathleen Elbery

Certificate of Service:

I, Michael Elbery, sent this letter of Complaint dated 1-4-17, to Al Wilcox and Lynn Bertelli at P.O. Box 400, Tyringham, Mass. 01264 on 1-5-17 via U.S. mail first class, prepaid.