

**THE TRIAL COURT
COMMONWEALTH OF MASSACHUSETTS**

Berkshire, ss:

Housing Court Department
Western Division
No. 17-CV-511

LYNN BERTELLI,

Plaintiff,

v.

ORDER

MICHAEL ELBERY,

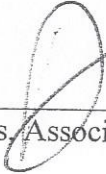
Defendant.

After hearing on June 14 2017, on review of this matter, at which both parties appeared without counsel, the following order shall enter:

1. A preliminary lead inspection was performed at the subject premises and showed the existence of lead based paint.
2. Given these preliminary findings, the plaintiff landlord is required to comply with the laws of the Commonwealth that address lead paint abatement.
3. By agreement of the parties, this matter is referred to the Childhood Lead Poisoning Prevention Program (CLPPP).
4. Any repair work at the premises on surfaces that may have lead paint shall be performed with strict compliance to the protocols, regulations, and laws regarding lead based paint.
5. The landlord shall give no less than 48 hours written notice to the tenant when access to

the premises is needed for inspections and appropriate work is required. Access shall not be unreasonably denied by the defendant tenant.

So entered this 16th of June, 2017.



Robert Fields, Associate Justice

cc: Donna Zundell, Chief Housing Specialist (for referral to CLPPP)

Michael Elbery
120 Old Pleasant Street, #7
Lee, MA 01238