

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_ SS:

HOUSING COURT DEPARTMENT  
\_\_\_\_\_ DIVISION

**CIVIL ACTION NO.**

/ / / - / / / / / /

\_\_\_\_\_ PLAINTIFF(S)

VS.

\_\_\_\_\_ DEFENDANT(S)

**VERIFIED COMPLAINT, and MOTIONS FOR TEMPORARY  
RESTRAINING ORDER and PRELIMINARY INJUNCTION FOR  
UNLAWFUL EVICTION, UTILITY TERMINATION OR  
BREACH OF QUIET ENJOYMENT (G.L. c. 186, §14)**

**Part 1: NAME OF PLAINTIFF(S) (the tenant):** \_\_\_\_\_

ADDRESS (of apartment or rental house): \_\_\_\_\_

\_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

**Part 2: NAME OF DEFENDANT (the landlord):** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

**Part 3: A.** On or about (date) \_\_\_\_\_, the defendant (landlord):

- Locked me out of the premises or otherwise attempted to regain possession of the premises without judicial process.
- Turned off or failed to restore the utility service (heat, gas, electricity, hot water, water).
- Otherwise directly or indirectly interfered with my quiet enjoyment of the premises.

Specifically explain what happened: (Use additional pages if necessary.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. By engaging in the above acts, the defendant/landlord has cost me the following sums of money (fill this in only if tenant wishes to claim specific money losses):

**List of Expenses/Property Loss:**

<u>ITEM</u>	<u>AMOUNT</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
	+ _____
<b>TOTAL:</b>	\$ _____

C: My landlord is therefore liable to me for three (3) times the above amount or three (3) times my monthly rent, \$ \_\_\_\_\_ (enter amount) whichever is larger. (G.L. c. 186, §§14, 15F).

**Part 4: THEREFORE,** I ask that the Court:

A. Issue a Temporary Restraining Order, Preliminary Injunction, and Permanent Injunction restraining and enjoining the defendant from (check where appropriate):

- \_\_\_\_\_ **Denying me possession of the premises;**
- \_\_\_\_\_ **Depriving me of utility service;**
- \_\_\_\_\_ **Denying me possession of my personal belongings;**
- \_\_\_\_\_ **Otherwise interfering with my right to quiet enjoyment of the premises.**

B. Award me money damages in the amount of \$ \_\_\_\_\_ (the greater of three (3) times monthly rent or actual damages) plus costs.

C. Award such other relief as the Court deems appropriate.

D. Issue a Short Order of Notice.

E. Schedule a Preliminary Injunction Hearing prior to the expiration of any Temporary Restraining Order that may be granted.

**Respectfully submitted,**

\_\_\_\_\_  
**PLAINTIFF'S SIGNATURE**

\_\_\_\_\_  
**ADDRESS**

\_\_\_\_\_  
**Telephone**

**VERIFICATION**

**I, \_\_\_\_\_, have personal knowledge of all of the facts stated above and hereby swear under the pains and penalties of perjury that all of those facts are true and accurate.**

\_\_\_\_\_  
**DATE:**

\_\_\_\_\_  
**SIGNATURE**