

CITY OF CAMBRIDGE

TEMPORARY EMERGENCY ORDER BY THE COMMISSIONER OF PUBLIC HEALTH AND THE CITY MANAGER ESTABLISHING A MORATORIUM ON EVICTION ENFORCEMENT AND NON-ESSENTIAL ENTRY BY PROPERTY OWNERS AND THEIR AGENTS INTO OCCUPIED DWELLING UNITS

WHEREAS, COVID-19, also known as Coronavirus, has become a pandemic and a public health emergency world-wide, including in the City of Cambridge (the “City”); and

WHEREAS, national governments around the world, as well as state and local governments have promulgated emergency orders and continue to do so to slow the spread of this highly infectious disease; and

WHEREAS, the Commissioner of Public Health for the City of Cambridge (the “Commissioner”) and the City Manager have statutory and regulatory authority to take emergency public health measures including ordering a change in standard operating procedures in private businesses; and

WHEREAS, the Governor of the Commonwealth of Massachusetts and the City’s Commissioner of Public Health have requested that Cambridge residents stay at home to prevent the spread of COVID-19; and

WHEREAS, evicting tenants from their homes could render the tenants homeless, making it impossible for those residents of Cambridge to stay at home and would therefore further increase the risk to public health and safety imposed by COVID-19; and

WHEREAS, the eviction of commercial tenants in Cambridge could decrease essential services necessary to meet the demands of the pandemic and reduce the ability of businesses to generate revenue, further destabilizing the community; and

WHEREAS, non-essential entry into residential dwellings by landlords and/or property owners, their agents or employees (“Landlord”) could further increase the risk to the public health and safety imposed by COVID-19;

NOW THEREFORE, the Commissioner and the City Manager hereby order, effective immediately that:

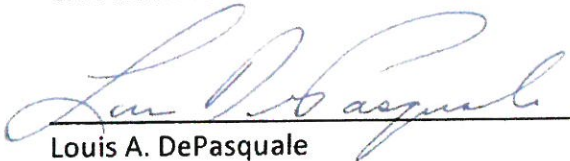
1. Notwithstanding the provisions of M.G.L. c. 186, M.G.L. c. 239 or any general or special law to the contrary, no Landlord shall enforce an eviction for any reason upon a tenant in Cambridge, either residential or commercial, during the pendency of this Emergency Order;
2. No Landlord shall access or seek to access any tenant’s occupied dwelling unit for non-essential purposes, including but not limited to general inspections, showing

units to potential future buyers or tenants, or to real estate agents or others, and shall not enter the tenant's dwelling unit for similar non-essential or non-critical activities. A Landlord may enter a tenant's dwelling unit to make urgent repairs as required by 105 CMR 410 (the "State Sanitary Code"), or where delay would impair the health and safety of the tenant or occupant of the dwelling unit or of other residents of the building. A tenant or occupant of a dwelling unit may, but shall not be required to, grant entry to the Landlord for non-critical purposes provided that all parties adhere to adequate social distancing arrangements that comply with the Governor's and the Commissioner's advisories regarding social distancing.

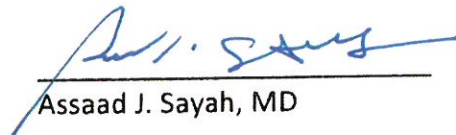
3. This Emergency Order shall remain in effect until further notice.

Dated: 4/3/20

CITY MANAGER


Louis A. DePasquale

COMMISSIONER OF PUBLIC HEALTH


Assaad J. Sayah, MD