

COMMONWEALTH OF MASSACHUSETTS
TOWN OF ROCKLAND RENT CONTROL BOARD

IN MATTER OF RENT ADJUSTMENT PETITIONS	)
AND CERTIFICATES OF EVICTION FOR	)
LEISUREWOODS LAND LLC and HOMETOWN	)
LEISUREWOODS LLC	)
	)
PETITIONERS	)
	)

**APPLICATIONS FOR RENT INCREASES AND REQUESTS FOR CERTIFICATES OF
EVICTION BY HOMETOWN AMERICA MANAGEMENT, L.L.C.**

DECISION & ORDER

I. Public Hearing

Pursuant to the Town of Rockland’s Mobile Home Park Rent and Eviction Control Bylaw (Chapter 288 of the Town Bylaws) and the Rules and Regulations for Manufactured Housing Community Accommodations, Rents and Evictions, promulgated by the Rockland Rent Control Board (hereinafter “the Board”), and to G.L. c. 30A, the Board held a public hearing (the “Hearing” to review and to act upon annual rent adjustment petitions filed by Hometown America Management, L.L.C. (hereinafter “Hometown”), as the authorized agent on behalf of Leisurewoods Land, L.L.C., the owner of Live Oaks Village (hereafter “Live Oaks”), for rent adjustments of Live Oaks’ legal maximum rents for the period of July 1, 2025, through June 30, 2026. The Hearing also addressed a concurrent request submitted by Hometown, as the authorized agent on behalf of Hometown Leisurewoods, L.L.C., the owner of Leisurewoods Rockland (hereafter “Leisurewoods”), for rent adjustments of Leisurewoods’ legal maximum rents for the period of February 1, 2025, through January 31, 2026. The Hearing was also conducted to allow the Board the opportunity to discuss and vote upon Requests for Certificate of Eviction submitted by Hometown at Leisurewoods and a Request for Certificate of Eviction submitted by MHC Hillcrest, LLC c/o Equity Lifestyle Properties, Inc. (hereinafter “Hillcrest”).

The Hearing was held via zoom on February 6, 2025, to allow interested parties the opportunity to present evidence, including testimony and documents, with regard to Hometown’s rent adjustment petitions and Requests for Certificates of Eviction. The Hearing and all procedures related thereto were conducted in compliance with G.L. c. 30A, the State Administrative Procedures Act. Written notice of the public hearing was published in the appropriate newspapers, delivered to Hometown’s and Hillcrest’s representatives/counsel, and was also posted at the Town Clerk’s office.

Present at the February 6, 2026, virtual public hearing were the following members of the Board:

- Patricia Dennehy
- Janet Russell
- Deborah Joyce
- Carolann Primavera

Both Hometown and Hillcrest were represented by Attorney Mark R. Lavery, of Braintree, Massachusetts at the Hearing.

On or about December 11, 2024, Hometown submitted a Rent Increase Petition for the units at Leisurewoods, along with supporting documentation as required by the Town of Rockland Rent Control Rules and Regulations and the Town of Rockland Rent Control Ordinance. In its rent adjustment petition, Hometown requested the following increase:

Beginning effective February 1, 2025, a rent increase of 3.1% per space per month.

Hometown presented evidence and representations that requirements for a rental increase under the provisions of the above-described Bylaw and Rules and Regulations, have been met with respect to each of the rental increases requested by Hometown in its application (the “Rental Increase Conditions”), namely, that upon and information and belief: (1) the requested rental increases did not exceed the CPI increases for the applicable periods, (2) that within sixty days prior to the filing of each petition there was not an unresolved order or judgment of a court relating to a substantial deterioration or failure to perform ordinary repair, replacement and maintenance at the community, and (3) that during the same sixty day period, there was not a finding by a board, commission or other agency of a material violation of a State Sanitary Code, municipal Board of Health Regulation, or any other applicable code, by-law, regulation or state law regulating the conditions of housing accommodations.

On or about December 11, 2024, Hometown submitted a Rent Increase Petition for the units at Live Oaks, along with supporting documentation as required by the Town of Rockland Rent Control Rules and Regulations and the Town of Rockland Rent Control Ordinance. In its rent adjustment petition, Hometown requested the following increase:

Beginning effective July 1, 2025, a rent increase of 3.1% per space per month.

Hometown presented evidence and representations that requirements for a rental increase under the provisions of the above-described Bylaw and Rules and Regulations, have been met with respect to each of the rental increases requested by Hometown in its application (the “Rental Increase Conditions”), namely, that upon and information and belief: (1) the requested rental increases did not exceed the CPI increases for the applicable periods, (2) that within sixty days prior to the filing of each petition there was not an unresolved order or judgment of a court relating to a substantial deterioration or failure to perform ordinary repair, replacement and maintenance at the community, and (3) that during the same sixty day period, there was not a finding by a board, commission or other agency of a material violation of a State Sanitary Code, municipal Board of

Health Regulation, or any other applicable code, by-law, regulation or state law regulating the conditions of housing accommodations.

Hometown also submitted an Application for Certificate of Eviction for the resident at the following property due to the alleged violation of applicable occupancy policies as set forth in the Regulations and the Town of Rockland Rent Control Ordinance. Hometown sought approval for the application filed for the following property:

1. 73 Leisurewoods Drive, Rockland, MA 02370

Hillcrest submitted an Application for Certificate of Eviction for the resident at the following property due to the alleged failure of resident(s) to make timely rental payments as set forth in the Regulations and the Town of Rockland Rent Control Ordinance. Hillcrest sought approval for the application filed for the following property:

1. 6 Alpine Street, Rockland, MA 02370

Residents impacted by the Requests for Certificates of Eviction were sent copies of the Hearing Agenda and Request materials and provided an opportunity to discuss and present any additional information or materials that they deemed relevant and material.

II. Votes

- A. At the public hearing on February 6, 2025, the Board found that the applicable Rental Increase Conditions had been met and voted 3-1 to APPROVE Hometown's petition for a rental increase at Live Oaks of 3.1% effective July 1, 2025. Board Member Janet Russel was the sole vote against granting the petition.
- B. At the public hearing on February 6, 2025, the Board found that the applicable Rental Increase Conditions had been met and voted 3-1 to APPROVE Hometown's petition for a rental increase at Leisurewoods of 3.1% effective February 1, 2025. Board Member Janet Russel was the sole vote against granting the petition.
- C. At the public hearing on February 6, 2025, the Board voted unanimously to APPROVE Hometown's Request for a Certificate of Eviction for 73 Leisurewoods Drive, Rockland, MA 02370.
- D. At the public hearing on February 6, 2025, the Board voted unanimously to APPROVE Hillcrest's Request for a Certificate of Eviction for 6 Alpine Steet, Rockland, MA 02370.

III. Judicial Review

Any party aggrieved by this Decision may seek judicial review of the decision in the (a) Hingham Division of the District Court Department, (b) the Superior Court or (c) the Southeast Division of the Housing Court, provided that any such action is commenced within thirty (30) days of the party's receipt of this decision.

Signed,
The Rockland Rent Control Board

/s/ Patricia Dennehy Dated: February 18, 2025
Patricia Dennehy

/s/ Karen Ripley Dated: February 18, 2025
Karen Ripley

/s/ Janet Russell Dated: February 18, 2025
Janet Russell

/s/ Carolann Primavera Dated: February 18, 2025
Carolann Primavera