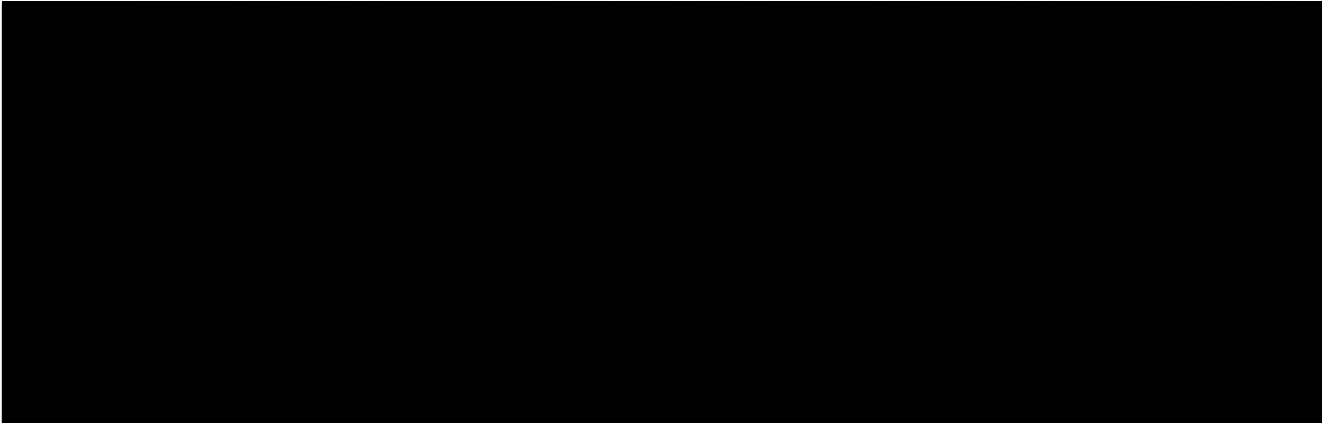


A N N O U N C E M E N T S

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2. STATE OFFICE AMICUS BRIEF---The State Office of Legal Services has filed a brief as amicus curiae, in the case of Marini v. Ireland, (noted page 9, this Report), seeking to establish the proposition that a tenant may adopt self-help repair procedures and deduct the cost of repairs from rental payments. The brief, prepared by Richard J. Pilch of the State Office, maintains that the Camden County District Court lacked jurisdiction to dispossess the tenant since there was no default in rental payments. Also noted in the brief are the strong public policy grounds for allowing tenant self-help procedures, and statistics showing state-wide housing conditions.

Copies of the brief are available upon request.



LANDLORD-TENANT---TENANT'S DEDUCTION OF REPAIR EXPENSES
FROM RENT

Marini v. Ireland (Superior Court of New Jersey,
Appellate Division, Docket No. A-7000-68) by Gordon
V. Lewis, Camden Regional Legal Services.

This is an action seeking to establish that a tenant,
forced to make repairs when his landlord fails to repair,
can deduct the cost of self-help repairs from rental payments.

On June 27, 1969 Defendant-Appellant Marini engaged a
plumber to repair her apartment toilet so that she and her
children might have the use of the bathroom, having tried
unsuccessfully for over a month to have her landlord make the
repairs. Appellant then deducted the cost of the repairs,
(\$85.72) from her monthly rental payment. Landlord Ireland
succeeded in obtaining a judgment for possession for non-payment
of rent in Camden County District Court.

The appeal from the dispossession action maintains that the
Camden County District Court lacked jurisdiction under N.J.S.
2A:18-59 to dispossess the tenant, because tender of the repair
bill plus the remainder of the rental amount constituted full
payment of rent.

Brief of Defendant-Appellant.

