

INADEQUATE SECURITY

Inadequate or negligent security is often to blame for the preventable assault, rape, injury, or homicide of an innocent crime victim. It's when a business fails to provide adequate security, placing a tenant or customer at greater risk of being victimized by the acts of a third party. Inadequate security is often the cause of personal injuries to individuals. These injuries can be devastating and life-changing.

Inadequate security can happen:

- In nursing homes or assisted living facilities
- At shopping malls
- On public transportation
- At a hotel
- At a college
- In parking garages and parking lots
- At an ATM machine

Businesses are required to provide you with adequate and necessary security for your safety. They have the legal responsibility to maintain a safe situation or to warn visitors of potentially dangerous conditions.

Inadequate security claims concern legal liability imposed on business and property owners for foreseeable actions of others which cause harm. It happens when an individual is attacked or victimized by a third party. Sometimes it is the result of inadequate lighting in a parking lot or a hotel providing an inadequate or defective locking system.

Examples of inadequate maintenance claims include:

- **Truck and Bus Accidents:** Accidents involving commercial trucks and buses often involve out-of-state trucking companies, insurance companies and maintenance contractors. When a commercial operator skimps on maintenance, serious and fatal injuries often result. Forcing a company to produce maintenance records, and proving they are out of compliance with state and federal requirements, is critical in building a personal injury or wrongful death claim.
- **Taxi Cab Accidents/Mass Transit:** Just as commercial bus and truck operators are required to perform standard maintenance, so too are the owners and operators of cab services and mass transit options.
- **Work Injuries:** When an employer saves money by failing to properly maintain equipment, employees bear the risk. Whether it's a transportation accident or an

accident involving manufacturing equipment, faulty maintenance is among the leading causes.

- **Premise Liability:** From inoperable security cameras or parking lot lights, to cracked sidewalks, loose handrails and cluttered aisles, business owners who fail to invest in maintenance often find themselves on the wrong end of a personal injury or wrongful death lawsuit in Massachusetts.
- **Elevator/Escalator Accidents:** Building owners must comply with guidelines for operating elevators, escalators and lifts. Poor maintenance history often results in unnecessary accident or injury.
- **Landlord Liability:** Broken windows, faulty stairwells, loose porches and inadequate security are just a few of the claims that can arise when a landlord or property manager fails to properly maintain the premises.
- **Overgrown Vegetation:** This can lead to dangerous view obstructions near intersections, falling tree branches or other hazards that are readily preventable with adequate maintenance.
- **Dangerous Roads:** When a municipality or private community fails to properly repair roads, guardrails, street signs or traffic control devices, serious or fatal accidents may result. Manhole covers, drainage canals and other municipal infrastructure may also present the risk of serious injury when proper monitoring and maintenance is not undertaken.
- **Condo/HOA Liability:** A condominium association or Homeowner's Association has an obligation to keep common areas properly maintained and free of unnecessary and preventable hazards. When an association fails, and a guest or resident is injured, a personal injury or wrongful death lawsuit may be warranted.