

Eviction Process



- There are several steps a landlord must take to evict a tenant.
- The landlord must first serve a **Notice to Quit** stating reason for eviction.
- Tenant does **not** have to leave by the date listed on the Notice to Quit.
- If the tenant doesn't leave by the Quit Date, the landlord must start an eviction court case called **Summary Process**.
- Only a state marshal with a court order called an **Execution** may physically remove a tenant.
- It is illegal for landlords to cut off utilities, lock out tenants, or remove belongings.

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Existing Eviction Cases



- The courts are processing cases that were filed before the CT moratorium and cases that don't qualify for its protections.
- The stay on executions and suspension of deadlines to file Appearances and Answers were lifted in September.
- The courts are scheduling remote mediations and hearings.
- Tenants should **not** ignore eviction papers or court notices.

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Connecticut Eviction Moratorium



- Landlords cannot file most **new** eviction cases until Feb. 10, 2021
- There are four exceptions:
 - Tenant owes 6 or more months of rent that was *due on or after March 1, 2020*
 - Tenant owes rent that was *due on or before February 29, 2020*
 - Serious nuisance eviction
 - Lease has expired and landlord wants to use the unit as primary residence
- **Tenants are still required to pay rent**

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Federal (CDC) Eviction Moratorium



- Each person over 18 years of age in the household MUST:
 - **Read** [the Declaration form](#) carefully;
 - **Sign** the Declaration, [if all the information is accurate](#);
 - **Give** the Declaration to the landlord; and
 - **Keep** a copy of the signed Declaration!
- Tenants who **already have an open eviction case** may still qualify.
- Tenants with open eviction cases should also give copies of the declarations to the court *after* giving them to the landlord.
- If tenants or landlords provide inaccurate information or do not comply with the CDC eviction ban, they could face fines or criminal penalties.

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Requirements of CDC Moratorium



- You must meet all the requirements below to use the Declaration:
 - You cannot pay your full rent or other housing payments because **your household lost income or has very expensive out-of-pocket medical bills**;
 - Your total income for 2020-21 will be less than \$99,000 (or \$198,000 for 2 adults) **OR** you qualified for a stimulus check **OR** you did not have to pay income tax in 2019;
 - You or the people in your household will **likely become homeless** or forced to live in someone else's home in **crowded conditions** if you are evicted;
 - You **promise to pay as much of your rent as possible** on time; and
 - You have made your best effort to apply for government rental and housing assistance. **Call 211** to learn what assistance is available and how to apply.
- The CDC moratorium ends on January 31, 2021; could be extended.

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Get Legal Help



- If you receive eviction papers and have low income, immediately apply for free legal assistance by calling **Statewide Legal Services**
 - 1-800-453-3320 (Monday – Friday, 9 am to 12 pm & 1 to 2 pm)
- Information about the state and federal eviction bans is available at www.ctfairhousing.org
- For more legal information, visit
 - www.CTLawHelp.org

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Rental Assistance Programs



- Temporary Rental Housing Assistance Program (TRHAP)
 - Closed December 3, 2020 & no longer accepting applications
 - If you applied and have not received any updates, e-mail trhaphelp@ct.gov
 - **Federal pandemic rental assistance coming soon!**
- Assistance for undocumented migrants
 - Apply by calling **203-612-5464** or emailing rentalassist@cirict.org
- Call **211** to ask if any other assistance is available in your area! Some other assistance may be available through city programs or local organizations.

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QUESTIONS



- Contact the CT Fair Housing Center:
 - (860) 247-4400 | (888) 247-4401
 - info@ctfairhousing.org
 - www.ctfairhousing.org

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