

# **Rights and Responsibilities of Landlords and Tenants in Connecticut**



**State of Connecticut Judicial Branch  
Superior Court**



# TABLE OF CONTENTS

Leases.....	1
Responsibilities of the Tenant.....	2
Responsibilities of the Landlord.....	3
Checking the Apartment.....	4
Apartment Checklist.....	6
Discrimination.....	8
Security Deposits.....	9
Rent Increases.....	12
Fair Rent Commissions.....	14
Evictions.....	16
Utilities.....	21
Condominium Conversions.....	23
Superior Court Housing Sessions.....	24
Geographical Area Court Locations.....	25
Judicial District Court Locations.....	27
Legal Aid Offices.....	28
Lawyer Referral Service Offices.....	29



# LEASES

A lease is a document that records the contract between the landlord (person who owns the property), and the tenant (person who rents the property).

## Written Leases

Most written leases contain the following items:

- a description of the property the tenant is renting;
- the length of time the tenant will be allowed to live in the unit;
- the names of the landlord and the tenant;
- the amount of rent, the date the rent is due and any late charges for late payments of rent;
- the landlord's rules and regulations;
- the tenant's rights and responsibilities;
- responsibilities for keeping the unit in good condition;
- who will pay for utility (electric, fuel, cable, and others) services (whether or not payment of utilities is included in the rent charge); and,
- the amount of the security deposit, if any.

A written lease may also contain one or more of the following items:

- sublease arrangements (terms under which the tenant may rent the apartment to someone else);
- laundry and recreational facilities (whether any are included); and,
- which appliances (stove, refrigerator, and others), if any, are provided by the landlord.

If there is no written lease, the landlord and tenant may agree upon terms orally.

## Oral Leases

An oral agreement is made between the landlord and tenant after they discuss rental items. It is usually a month to month agreement – that is, the rent is paid on a monthly basis and the lease continues without a final date until the landlord or the tenant ends it. An oral lease, like a written lease, must be followed by both parties; however, an oral lease is more difficult to enforce in court and its items are more difficult to prove because it comes down to one person's word against another's.

### RESPONSIBILITIES OF THE TENANT

The tenant must:

- **pay the rent on time.** If the rent is not paid by midnight of the ninth day after the day it is due (for yearly or month-to-month leases) or midnight of the fourth day after it is due (for week-to-week leases), the landlord may start legal proceedings to evict the tenant.
- **keep the apartment and the surrounding areas clean and in good condition.** (For example, garbage should not be piled up or left around, but should be disposed of promptly.)
- **keep noise to a level that will not disturb your neighbors.**
- **repair any damage to the apartment that was the fault of the tenant, or the tenant's family members or guests.** If there is major damage, the tenant should let the landlord know at once.

*(continued)*

- let the landlord know immediately if the apartment needs repairs that were not the tenant's fault.
- give the landlord permission to enter the apartment at reasonable agreed on times to inspect the place or to make any necessary repairs.
- let the landlord know if the tenant will not be in the apartment for long periods of time so the landlord can keep an eye on things.
- when the tenant is moving out, give the landlord proper advance notice, be sure that the apartment is in the same condition as when the tenant moved in and return the key to the landlord.

## RESPONSIBILITIES OF THE LANDLORD

The landlord must:

- provide a **clean apartment** when the tenant moves in;
- **clean common areas** (hallways, stairs, yards, entryways);
- **keep hallways and entryways lighted well**; and,
- **keep plumbing and heating** systems working (both hot and cold running water).

In addition, the following may be required by state and local housing, health, fire and environmental codes and regulations:

- correctly repaired and safe stairways, porches, floors, ceilings and walls;

*(continued)*

- good locks on the doors of the apartment;
- safe fire exits from the building;
- two electrical outlets in each room;
- viewing devices on doors that open onto a hall way (in some communities);
- extermination service if the apartment is infested with pests or rodents;
- a smoke detector that is in working order;
- appropriate receptacles for the removal of waste items, including providing for the separation of recyclable items from other solid waste;
- compliance with regulations regarding weatherization standards and procedures (for properties participating in the rental assistance program);
- a non-electronic option for tenants to pay rent (for rental agreements or leases executed on or after October 1, 2013).

Landlords should check the appropriate state and local agencies to see what applies to their properties.

## CHECKING THE APARTMENT

It is very important for the tenant to check any apartment that he or she may rent for unsafe and unhealthy living conditions, so that these conditions can be fixed before signing the lease. Some conditions to check for include the following:

- kitchen appliances that don't work correctly;
- plumbing problems (leaking faucets, broken toilets and bathtubs);

*(continued)*



- not enough heat or hot water;
- doors without locks;
- building problems (leaking roof, broken windows, peeling paint, falling plaster);
- broken or unsafe steps;
- hallways that are not lighted well;
- pest problems (rats, roaches or rodents);
- overcrowding (many tenants located in the same location);
- hazardous (dangerous) electrical wiring or equipment;
- bad odors (the smell of garbage); and,
- other conditions in the apartment that appear unsafe or unhealthy.

Also, both the landlord and the tenant should inspect the apartment together and should agree on the conditions when the tenant moves in. A sample checklist is on the following pages. The checklist should be completed by both the landlord and the tenant and will be helpful if there is a security deposit disagreement when the tenant moves out.



# APARTMENT CHECKLIST

**Date:**

**Location of Premises:**

---

	<b>Condition</b>
<b>EXTERIOR (Outside)</b>	
Walls	_____
Paint	_____
Porches	_____
Stairs	_____
Windows	_____
Doors	_____

	<b>Condition</b>
<b>INTERIOR (Inside)</b>	
Floors	_____
Walls	_____
Carpeting	_____
Ceilings	_____
Windows	_____
Doors	_____
Tile	_____
Stairs	_____
Kitchen cabinets	_____

<b>PLUMBING</b>	
Bath fixtures	_____
Kitchen sink	_____
Laundry facilities	_____
Hot water	_____

**HEATING**

Radiators or registers \_\_\_\_\_

**ELECTRIC**

Wiring \_\_\_\_\_

Outlets \_\_\_\_\_

Lighting \_\_\_\_\_

**APPLIANCES (if provided)**

Stove \_\_\_\_\_

Refrigerator \_\_\_\_\_

Others \_\_\_\_\_

**Condition**

**LIVABILITY**

Natural light/ventilation \_\_\_\_\_

Closets & storage \_\_\_\_\_

Adequate space \_\_\_\_\_

Yard \_\_\_\_\_

Public halls & stairs \_\_\_\_\_

Pest or rodent  
problems \_\_\_\_\_

Parking \_\_\_\_\_

Security \_\_\_\_\_

Smoke detectors \_\_\_\_\_

---

Landlord's Signature

---

Tenant's Signature

# DISCRIMINATION

Discrimination (not treating all people the same) because of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, familial status, learning disability, physical or mental disability or sexual orientation is illegal. Any person who feels that he or she has been discriminated against may file a complaint with the Commission on Human Rights and Opportunities (CHRO) immediately after the problem has happened. While it is not necessary to hire a lawyer to file a complaint, it may be helpful to discuss the problem with a lawyer.

## CHRO Offices

Commission's Administrative  
Headquarters

25 Sigourney Street  
Hartford, CT 06106  
(860) 541-3400

Connecticut Toll Free 1 (800) 477-5737

Capitol Region Office

999 Asylum Avenue, Second Floor  
Hartford, CT 06105  
(860) 566-7710

Southwest Region Office

350 Fairfield Avenue, 6th Floor  
Bridgeport, CT 06604  
(203) 579-6246

West Central Region Office

Rowland State Government Center  
55 West Main Street, Suite 210  
Waterbury, CT 06702-2004  
(203) 805-6530

*(continued)*

Eastern Region Office  
100 Broadway  
Norwich, CT 06360  
(860) 886-5703

Discrimination against families with children is also illegal except in certain situations. Landlords are allowed to discriminate against families with children when renting the following:

- buildings with four units or less if the landlord lives in one of the apartments,
- and some federal and state housing projects.

Contact the Commission on Human Rights and Opportunities for further information on discrimination.

## SECURITY DEPOSITS

Most landlords require new tenants to give a security deposit when the new tenant moves in. The security deposit is a payment that is held by the landlord and that is used to protect the landlord from damages to the apartment that may be caused by the tenant during the lease period and that may be used by the landlord for unpaid rent. A security deposit is not applied to the rent bill but is completely **separate**.

By law, the security deposit may not be any more than two months' rent; however, if the tenant is 62 years old or older, it may not be more than one month's rent. The deposit is held by the landlord in an account (escrow account) for the benefit of the tenant; the landlord merely has a security interest in (rights to the deposit if damage is caused or the rent is unpaid) the funds.

*(continued)*

The law requires the landlord to put the full amount of the security deposit in an escrow account where it will earn annual interest at a rate set by the Banking Commissioner. The tenant gets credit for the interest for all months in which the rent is paid on time (within the grace period that is set up in the lease). Except in certain situations, the tenant will not receive interest for any months in which the rent was paid after the grace period. A landlord who does not pay the interest due on the security deposit may be sued by the tenant for the amount or may be subject to a fine.

## Moving Out

The landlord must return the security deposit to the tenant within thirty (30) days after the tenant moves out, if the tenant has not caused damage to the premises. The landlord must return the full security deposit, plus interest. If the tenant has damaged the premises, the landlord must return only the amount of the security deposit that is left, if any, after the landlord uses it to fix the damage and must provide an itemized list of what was charged for the damages.

The tenant must give the landlord **written** notice of his or her new address so that the landlord knows where to send the money. A landlord who does not respond within thirty days may be liable for **double** (2 times) the amount of the security deposit.

The tenant may also wish to do the following to make sure the security deposit is returned:

- read the lease and follow all of its provisions, especially those that deal with notice to the landlord of the move.

*(continued)*

- inspect the apartment with the landlord using a checklist. Compare it to the checklist completed before the tenant moved into the apartment.
- take photographs of the apartment and have a person other than the landlord or tenant inspect the apartment.
- clean the apartment.
- repair all damage to the apartment caused by the tenant, the tenant's family members or the tenant's guests.
- keep a file with copies of all letters to and from the landlord – the lease agreement, rent checks and/or receipts, written notices to or from the landlord, inspection checklists, and any other important items.
- make all rental payments on time.

## Damages

The following are considered damages for which the landlord may keep some or all of the security deposit:

- property damage other than normal wear and tear;
- major and more than ordinary cleaning costs required because the apartment was left in an unsanitary condition; and,
- unpaid rent.

The security deposit may **not** be used as a penalty payment because the landlord feels that the tenant has somehow violated a term of the lease.

*(continued)*

A landlord or tenant who has questions about security deposits may contact:

Security Deposit Investigator  
State Banking Department  
260 Constitution Plaza  
Hartford, CT 06103  
(860) 240-8299

## Going to Court (Small Claims Court)

A tenant who feels that his or her security deposit is being withheld illegally, or a landlord who believes a tenant owes money for unpaid rent or for damage, may start (file) a small claims law suit, if the amount of money claimed is \$5,000.00 or less. These law suits may be filed in the housing session, if the premises is located in a town that falls under a Housing Session, in the appropriate Small Claims area location or in the Centralized Small Claims Office which processes all small claims matters statewide.

A more detailed explanation of the small claims process is available in booklet form at all Housing Session locations and Small Claims area locations and at court service centers and information desks.

## RENT INCREASES

A landlord has the right to raise the rent. But, the rent **cannot** be increased **during** the period of a written lease unless the parties have specifically agreed to allow an increase. Also, a landlord is not required to

*(continued)*



give a certain amount of notice to the tenant of an expected rental increase (for example, a thirty day notice) unless that kind of notice was agreed upon when the lease was signed.

If the landlord and tenant cannot agree on a new amount of rent, the tenant must pay whatever the tenant considers to be the fair rental value of the apartment. That amount may be the same amount as the old rent or a higher amount that is less than the landlord is asking for.

As long as the tenant tries to pay what is honestly believed to be the fair rental value of the apartment, the landlord may not be able to evict for **nonpayment of rent**. But, the landlord may be able to evict for another reason, for example, because the lease has ended or because the tenant's right or privilege to stay in the premises has ended.

Some cities and towns in Connecticut have Fair Rent Commissions. (See pages 14-15.) Those commissions get complaints from tenants who feel that their rents are too high, investigate the complaints and hold hearings to determine the fair rental value of a particular unit. It is not necessary that you hire a lawyer to represent you at the hearing, but hiring a lawyer may be helpful.

A fair rent commission may be used by a tenant who:

- feels that an expected rental increase is unfair;
- is being charged for utilities that were included in the original rent; or
- believes that the rent is unfair because of unsafe or unhealthy conditions which are illegal.

Only a tenant who lives in a city or town with a Fair Rent Commission may file a complaint with the Commission in that city or town.

## FAIR RENT COMMISSIONS

### **Bloomfield:**

Town Manager  
800 Bloomfield Ave.  
Bloomfield, CT 06002  
(860) 769-3504

### **Bridgeport:**

Town Hall  
45 Lyon Ter.  
Bridgeport, CT 06604  
(203) 576-8323

### **Farmington:**

Human Services  
1 Monteith Dr.  
Farmington, CT 06034  
(860) 675-2390

### **Glastonbury:**

Housing Authority  
2155 Main St.  
Glastonbury, CT 06033  
(860) 652-7568

### **Groton:**

Community Development  
Town Hall Annex  
134 Groton Long Point Rd.  
Groton, CT 06340  
(860) 441-6770

### **Colchester:**

Town Hall  
127 Norwich Ave.  
Colchester, CT 06415  
(860) 537-7220

### **Enfield:**

820 Enfield St.  
Enfield, CT 06082  
(860) 253-6386  
Richard Metcalf

### **New Haven:**

Town Hall  
165 Church St.  
New Haven, CT 06510  
(203) 946-8156

### **Newington:**

Human Services  
131 Cedar St.  
Newington, CT 06111  
(860) 665-8590

### **Norwalk:**

City Hall  
125 East Ave., Room 125  
Norwalk, CT 06856  
(203) 854-7989

**Hamden:**  
Community Development  
11 Pine St.  
Hamden, CT 06514  
(203) 776-5978

**Hartford:**  
Housing and Property  
Management Division  
Department of  
Development Services  
250 Constitution Plaza, 4<sup>th</sup> Floor  
Hartford, CT 06103  
(860) 757-9049

**Manchester:**  
Town Attorney's Office  
41 Center Street  
Manchester, CT 06040  
(860) 647-3132

**Westbrook:**  
Town Hall  
566 Boston Post Rd.  
Westbrook, CT 06498  
(860) 399-3040

**West Hartford:**  
Social Services  
50 South Main St.  
West Hartford, CT 06107  
(860) 561-7561

**Rocky Hill:**  
Town Hall  
761 Old Main St.  
Rocky Hill, CT 06067  
(860) 258-2700

**Simsbury:**  
Town Hall  
933 Hopmeadow St.  
Simsbury, CT 06070  
(860) 658-3200

**Stamford:**  
Stamford Government Center  
Social Services Commission  
888 Washington Blvd.  
Stamford, CT 06904  
(203) 977-4029

**Wethersfield:**  
Town Manager's Office  
505 Silas Deane Hwy.  
Wethersfield, CT 06109  
(860) 721-2801

**Windsor:**  
Fair Rent Commission  
Town of Windsor  
275 Broad St.  
Windsor, CT 06095  
(860) 688-5481

## EVICCTIONS (SUMMARY PROCESS)

The only legal way a landlord can remove a tenant from the property is through a court eviction action called summary process. An eviction may be started for the following reasons:

- lapse of time (the lease term has expired and the tenant has not moved out);
- nonpayment of rent when due or within the grace period;
- violation of a term of the lease or of a tenant's duties and responsibilities;
- nuisance or serious nuisance (conduct that substantially interferes with the comfort or safety of other tenants or other more serious conduct);
- the tenant has no right or privilege to stay in the premises; and,
- the tenant's right or privilege to stay in the premises has ended.

To start the eviction case, the landlord must first serve (have legal papers delivered to) the tenant with a Notice to Quit. The notice is formally served on the tenant by a state marshal or an indifferent person. It gives the date that the tenant must voluntarily leave the apartment and the reason for eviction.

If the tenant has not moved out of the property voluntarily by the date given in the Notice to Quit, the landlord may have a state marshal serve a Summons and Complaint on the tenant.

The summons is an official court form that tells the tenant that an eviction is being brought against him or her. The **return date** on the form tells the tenant when to file papers with the court, **not** when to go to court for a hearing.

*(continued)*

The tenant has two (2) days after the return date to file a paper called an *Appearance* or he or she may lose the case (by default). It is extremely important for the tenant to file an Appearance form and an answer to the complaint on time. A landlord may get an execution to have a state marshal physically remove a tenant and his or her belongings in as little as five (5) days after the date of judgment. Sundays and legal holidays are not included in counting the five (5) days.

All of the courts that handle evictions have simplified forms and instructions which help landlords and tenants who wish to represent themselves. Also, the courts have specially trained housing specialists to mediate (try to reach reasonable decision in) housing cases.

## Stay of Execution

If the tenant loses in the eviction case, the tenant is allowed to stay in the apartment for **five (5) days**. Sundays, legal holidays and the date of judgment are not included in counting the five (5) days. This is called a *Stay of Execution*. Notice of the judgment is mailed to the tenant, with an explanation of the tenant's rights.

If an eviction judgment is entered because the tenant has not paid the rent, and the tenant pays all of the rent due to the court within five (5) days of the date of judgment, the tenant may ask the court to allow the tenant to stay in the premises for up to **three (3) months**.

If an eviction judgment enters against the tenant for lapse of time, violation of the lease or the tenant's duties and responsibilities, or where the tenant's right to occupy

(continued)

has terminated, the tenant is allowed to remain in the apartment for **five (5) days** from the date of judgment and may ask the court to stay for up to **six (6) months** more.

As soon as the stay of execution expires, the landlord may get an execution to remove the tenant and his or her belongings from the apartment. A state marshal must serve the tenant or leave a copy of the execution notice at the premises.

More information on the eviction process is contained in *A Landlord's Guide To Summary Process* or *A Tenant's Guide to Summary Process*. Both booklets are available in courts handling housing matters, in court service centers and at public information desks.



# NOTICE TO QUIT (END) POSSESSION

JD-HM-7 Rev. 3-12  
C.G.S. § 47a-23

## Instructions To Landlord

1. Fill out this notice and give it to a state marshal or any proper officer with enough copies for each adult occupant and tenant you want to evict.
2. After service (delivery to the tenant(s) and occupant(s)) is made, the original Notice to Quit will be returned to you. If you do not want to include your address on this form, give this information to the marshal or other proper officer on a separate sheet so that the officer can return the original notice to you promptly after making service.

To: Name(s) of renter/tenant(s) and occupant(s)

Address of premises, including apartment number, if any

You must quit (end) possession or occupancy of the premises described above and now occupied by you on or before \_\_\_\_\_ (Date) for the following reason(s) (specify):

If you have not moved out of the premises by the date indicated above, an eviction (summary process case) may be started against you.

Name of landlord (Print or type)	Signed (Landlord/Attorney)
Dated at (Town)	On (Date)
Address of landlord (Submit to proper officer on a separate sheet if desired)	

## Return Of Service (To be completed by officer who serves (delivers) this notice)

Name(s) of person(s) served	Address at which service was made	On (Date of service)
		<b>Fees</b>
		Copy
		Endorsement
Then and there I made due and legal service of the foregoing notice by leaving a true and attested copy (copies) with or at the place where each of the tenant(s) and occupant(s) named above usually live.		Service
		Travel
Attest (Name and title)		<b>Total</b>

NOTICE TO QUIT (END) POSSESSION

## ADA NOTICE

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at [www.jud.ct.gov/ADA](http://www.jud.ct.gov/ADA).

[www.jud.ct.gov](http://www.jud.ct.gov)

**SUMMARY PROCESS  
(EVICTION) COMPLAINT  
NONPAYMENT OF RENT**

STATE OF CONNECTICUT  
**SUPERIOR COURT**  
www.jud.ct.gov

JD-HM-8 Rev. 12-13  
C.G.S. § 47a-23a  
P.B. § 10-29

**Instructions to Plaintiff (Landlord)**

1. Attach this complaint to the Summons, form JD-HM-32, and follow the instructions on that form.
2. Attach the original Notice to Quit, form JD-HM-7, to this complaint.
3. If there is a written lease, do not attach a copy of the lease to this complaint. If you want to make the lease a part of your complaint, refer to the lease as an exhibit (for example "Exhibit A") and file it separately with the court no

later than the return date. Serve a copy of the exhibit upon each party who appears in this matter at the first court session of the matter or no later than seven days after receipt of notice of the appearance of the party, whichever is earlier. Service must be made as provided in Sections 10-12 through 10-17 of the Practice Book.

\_\_\_\_\_  
Plaintiff(s)/Landlord(s)

vs.

\_\_\_\_\_  
Defendant(s)/Tenant(s)

Return Date: \_\_\_\_\_

Judicial District of \_\_\_\_\_

Judicial District Housing Session at \_\_\_\_\_

Town/City

Geographical Area Number \_\_\_\_\_

at \_\_\_\_\_  
Town/City

**Complaint**

1. On or about (date) \_\_\_\_\_ the plaintiff (landlord), and the defendant (tenant) agreed  orally or  in a written lease (**Exhibit \_\_\_\_\_**) that the defendant would rent the following premises (rented property):

Location of premises (Number, street, town and unit or floor number)

for the term of one \_\_\_\_\_ (term of lease).  
(week/month/year)

2. The defendant agreed to pay \$ \_\_\_\_\_  weekly  monthly on the \_\_\_\_\_ day  
(Amount of money defendant agreed to pay)  
of each  week  month.

3. The defendant used and occupied the premises as agreed under the lease and still occupies the premises.

4. The defendant has not paid the rent due on (date) \_\_\_\_\_ as agreed to in the lease.

5. On (date) \_\_\_\_\_ the plaintiff had a Notice to Quit Possession served on the defendant and that notice required the defendant to move out of the premises on or before (date) \_\_\_\_\_. The Notice to Quit is attached to this complaint.

6. The time given in the Notice to Quit possession for the defendant to move out of the premises has ended, but the defendant has not moved out.

**The Plaintiff Asks The Court For Judgment For Immediate Possession Of The Premises.**

("x" if this applies)

- The plaintiff also asks for forfeiture to the plaintiff of the defendant's possessions and personal effects because this is a nonresidential property.

Signed (Plaintiff/Plaintiff's Attorney)

Date signed

**ADA NOTICE**

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA.

**SUMMARY PROCESS (EVICTION) COMPLAINT  
NON-PAYMENT OF RENT**



# UTILITIES

Landlords are required to keep all heating, plumbing, electrical systems and appliances working. Unless the rental agreement states that the tenant is responsible, the landlord must supply running water and reasonable amounts of heat and hot water.

If it is the landlord's responsibility to provide and pay for heat, the law requires the temperature of the apartment to be at least 65 degrees at all times of the year.

If problems arise with utilities supplied by the landlord, the tenant should:

- first contact the landlord and then tell the landlord the problem in writing and follow up with a call.
- if the utility is not restored, contact the local Health Department or Housing Code Office. They have the power to contact the landlord and inspect the apartment.
- contact the local police department.
- restore the utility and deduct the cost from the rent.
- after two (2) business days without a utility, get another place to live until the utility is restored.

Where the tenant must supply the utility, he or she should:

- make all payments on time; and
- contact the utility company to work out a payment plan.

## Termination of Service

If the utility company plans to turn off (terminate) service, it is required to give at least **thirteen (13) days** notice. The notice will be mailed; it probably will not be a separate letter but will be put on the bill itself.

The utility company will not be able to terminate service if:

- someone who lives in the property is seriously ill. (In this case, the patient's doctor must provide a written notice and the tenant must make partial payment for utility service.)
- it is Friday, Saturday, Sunday, a legal holiday, the day before a legal holiday or a day that the utility company's business office is closed.
- part of the payment (at least 20% of the amount due) has been made. (The utility company will not be able to turn off service once they receive this payment, but must send another notice giving thirteen (13) more days.), and
- utility service may not, no matter what the facts are, be turned off from November 1st to April 15th if a tenant's income is low and the tenant receives assistance from Supplemental Security Income, Temporary Assistance to Needy Families (TANF), or General Assistance, or if the only income he or she receives is from Social Security, Veteran's compensation, or pension or unemployment compensation.

*(continued)*

If the tenant cannot pay the bill or does not agree with and wants to challenge the amount of the bill, the tenant should:

- contact the company and speak to a customer service representative; and,
- speak to the company review officer next if no agreement is reached with the customer service representative.

For additional information or help, contact:

Consumer Assistance Division, (DPUC)  
10 Franklin Square  
New Britain, CT 06051  
Toll-free: 1-800-382-4586

## **CONDOMINIUM CONVERSIONS**

In the event that a landlord decides to change (convert) a property to condominiums, a tenant has some rights, including the following: the right to have the first chance to buy the condominium, and to more notice to find another place. For information about condominium conversions, as well as for information and assistance regarding other housing matters, contact:

Housing Education Resource Center  
901 Wethersfield Avenue  
Hartford, CT 06114  
(860) 296-4242

# **SUPERIOR COURT HOUSING SESSIONS**

**Fairfield Judicial District**  
Superior Court-Housing Session  
1061 Main Street  
Bridgeport, CT 06604  
Telephone: (203) 579-6936

**Hartford Judicial District**  
Superior Court-Housing Session  
80 Washington Street  
Hartford, CT 06106  
Telephone: (860) 756-7920

**New Britain Judicial District**  
Superior Court-Housing Session  
20 Franklin Square, Room 211  
New Britain, CT 06051  
Telephone: (860) 515-5130

**New Haven Judicial District**  
Superior Court-Housing Session  
121 Elm Street  
New Haven, CT 06510  
Telephone: (203) 789-7937

*(continued)*

# **SUPERIOR COURT HOUSING SESSIONS**

*(continued)*

**Stamford/Norwalk Judicial District**  
Superior Court-Housing Session  
17 Belden Avenue  
Norwalk, CT 06850  
Telephone: (203) 846-4332

**Waterbury Judicial District**  
Superior Court-Housing Session  
300 Grand Street  
Waterbury, CT 06721  
Telephone: (203) 591-3310

# **GEOGRAPHICAL AREA COURT LOCATIONS HANDLING HOUSING MATTERS**

**G.A. 3**  
146 White Street  
Danbury, CT 06810  
(203) 207-8600

**G.A. 5**  
106 Elizabeth Street  
Derby, CT 06418  
(203) 735-7438

*(continued)*

# **GEOGRAPHICAL AREA COURT LOCATIONS HANDLING HOUSING MATTERS**

*(continued)*

**G.A. 10**

112 Broad Street  
New London, CT 06320  
(860) 443-8343

**G.A. 11**

120 School Street  
Danielson, CT 06239  
(860) 779-8480

**G.A. 18**

80 Doyle Road  
(P.O. Box 667)  
Bantam, CT 06750  
(860) 567-3942

**G.A. 21**

1 Courthouse Square  
Norwich, CT 06360  
(860) 889-7338

# **JUDICIAL DISTRICT COURT LOCATIONS HANDLING HOUSING MATTERS**

## **Judicial District at Meriden**

54 West Main Street

Meriden, CT 06450

(203) 238-6667

## **Judicial District at Middlesex**

1 Court Street

Middletown, CT 06457-3374

(860) 343-6400

## **Judicial District at Tolland**

69 Brooklyn Street

Rockville, CT 06066

(860) 875-6294

# LEGAL AID OFFICES

For all initial screening of requests for legal assistance from legal aid programs in Connecticut:

## **Statewide Legal Services, Inc.**

**(860) 344-0380**

(Hartford, Central Connecticut, Middletown Areas)

**1-800-453-3320**

(All Other Regions)

## **Greater Hartford Legal Assistance**

*Hartford Office*

(860) 541-5000

*Enfield Office*

(860) 745-0606

## **New Haven Legal Assistance Association, Inc.**

*New Haven Office*

(203) 946-4811

## **Connecticut Legal Services, Inc.**

*Regional Offices:*

Bridgeport (203) 336-3851

New Britain (860) 225-8678

New London (860) 447-0323

Stamford (203) 348-9216

*(continued)*



Waterbury (203) 756-8074

Willimantic (860) 456-1761

*Satellite Locations:*

Danbury 1-800-541-8909

Meriden/Middletown (860) 225-8678

Norwalk (203) 348-9216

Norwich (860) 447-0323

Rockville 1-800-413-7796

Torrington 1-800-413-7797

AIDS Legal Network (860) 541-5040

Legal Assistance for Medicare Patients

1-800-413-7796 or

(860) 423-2556

## LAWYER REFERRAL SERVICE OFFICES

**Location:**

Fairfield County (203) 335-4116

Hartford, Litchfield, Middlesex, Tolland and  
Windham Counties (860) 525-6052

New Haven County (203) 562-5750

New London County (860) 889-9384

# NOTES



