



CONNECTICUT ADVISORY COUNCIL  
ON HOUSING MATTERS



Reply to: 16 Main St., 2<sup>nd</sup> floor  
New Britain, CT. 06051  
(860) 616-4472

**NOTICE OF NEXT QUARTERLY MEETING**

**3:00 p.m.**

**Wednesday, September 11, 2024**

Please mark your calendars. The meeting will be held electronically on Zoom.

**Minutes of the Meeting of June 12, 2024**

Council members present: Denise L. Chancey, Richard DeParle, Kathleen M. Flaherty, Houston Putnam Lowry, Carl Lupinacci, Samuel T. Neves, Cyd O. Oppenheimer, Raphael L. Podolsky, David R. Purvis, John C. Wirzbicki

Council members absent: Michael H. Clinton, Venoal M. Fountain, Jr., Catharine H. Freeman, Nilda Rodriguez Havrilla, Vanessa M. Liles, Jane C. Kelleher, Stephanie W. Ma, Margaret K. Suib

Public officials: John Kerwin (Chief Housing Prosecutor), Bill Pitt (Chief Housing Court Clerk), Julia Xia (Judicial)

Members of the public: Siobhan LaGro, Jeff Mastrianni, V. Edward Quinto

Call to order: The meeting, on Zoom, was called to order by the Chairperson, Raphael Podolsky, at 3:07 pm.

1. Preliminary matters

- a. Review of Zoom rules for the meeting: The Zoom rules were reviewed briefly.
- b. Approval of the agenda: The agenda was approved without objection.
- c. Approval of the minutes: The minutes of the March 13, 2004 meeting were approved unanimously (motion by Houston Putnam Lowry, second by Richard DeParle).

2. Public Comment: None.

3. Forms Committee report: Committee Chairperson David Purvis presented the report of the Forms Committee. The Forms Committee Report Summary is attached as Appendix A.
- a. "A Guide for Law Enforcement Assisting State Marshals During Evictions": The Guide for Law Enforcement had been prepared by the Chief Housing Prosecutor and is already in use. The Forms Committee recommended a number of changes to the Guide. Some of the proposed changes were technical. The principal substantive changes involved clarifying the availability of audita querela and injunction to stay an execution (in addition to a claim of exemption), clarifying the difference between residential and commercial evictions, and explicitly recommending contacting the court clerk for guidance if disputes about implementing the execution arose. Appendix B-1 uses redlining to show the Committee's proposed changes to the Guide. Appendix B-2 shows how the Guide would read if the changes were made. A motion to approve the recommendation and submit it to the Chief State's Attorney and the Chief Housing Prosecutor was approved unanimously (motion by Houston Putnam Lowry, second by Richard DeParle).
  - b. Pro se form under C.G.S. 47a-18: The Committee recommended that the Judicial Branch issue a pro se form by which a landlord could bring an action to compel entry if the tenant unreasonably refuses to permit entry. The form is based on language in C.G.S. 47a-16 and 47a-18. It is attached as Appendix C. Bill Pitt noted that these cases would require an order to show cause. Houston Putnam Lowry noted the need for a signature line. The Committee report assumes that, if Judicial adopts the form, it will include include both of those items. A motion to approve the recommendation and submit it to the Judicial Branch was approved unanimously (motion by Houston Putnam Lowry, second by Richard DeParle).
  - c. Pro se form under C.G.S. 47a-18a: The Committee recommended that the Judicial Branch issue a pro se form by which a tenant could get an order to prevent a landlord from entering the dwelling unit unlawfully. The form is based on language in C.G.S. 47a-16 and 47a-18a. It leaves the duration of an injunction up to the court. It is attached as Appendix D. A motion to approve the recommendation and submit to the Judicial Branch was approved unanimously (motion by Houston Putnam Lowry, second by Richard DeParle).
  - d. Notice of judgment when stays of execution are not the same for all defendants: It appears from the Committee's review of some of the notice of judgment forms that, if any of the defendants in a summary action are subject to the five-day automatic stay of judgment, the computer-generated notice issued by Judicial informs all defendants that they are subject to a five-day stay, including those who have stipulated to judgment for a longer stay period. This can cause confusion. The Committee recommends the notice be revised so that the notice to defendants entitled to a longer stay informs them of that stay, rather than the five-day stay. A motion to submit the recommendation to the Judicial Branch

was approved unanimously (motion by Houston Putnam Lowry, second by Richard DeParle).

- e. Pro se form under C.G.S. 47a-23c: At its December 2023 meeting, the Council recommended a form by which a tenant protected by C.G.S. 47a-23c could initiate a Superior Court action to dispute a rent increase under C.G.S. 47a-23c(c). Bill Pitt reported that the form is still under consideration and up for final review. The Chairperson reiterated the Council's standing request that, if Judicial is considering not to issue such a form or to issue it with changes, it contact the Council prior to a final decision so as to permit further discussion.

#### 4. Housing Court Updates

- a. Housing prosecution: John Kerwin reported that S.B. 209, the Chief State's Attorney's code enforcement bill, did not pass. It was approved by the Housing Committee but was not called in the Senate. The bill would have required non-resident landlords in towns with more than 25,000 people to file contact information that would have improved the ability of housing prosecutors to get criminal jurisdiction over out-of-state landlords. It also raised the criminal penalties for second and subsequent violations of the state building and fire safety codes, essentially treating subsequent violations as misdemeanors.
  - b. Clerks' offices: Bill Pitt reported that Judicial is ready to implement the July 1 requirement that summary process dismissals, withdrawals, and judgments for the tenant be removed from the public website after 30 days (instead of one year, which is the current practice). The clerks' offices have already been getting more motions to open asking for withdrawal of the case (or dismissal by court) after successful completion of stipulated agreement. He noted that cases removed from the public website are still public records and are available to the public in the courthouse. Tenants have sometimes failed to understand this, requiring substantial time for clerks to explain that the records are not erased but still exist in the system. This has required significant clerk's office time. The July 1 implementation will affect not only new cases but also any older case that has been withdrawn or dismissed more than 30 days before. It will also be possible for the clerk to manually remove a case from the website if the automatic system does not remove it properly.
  - c. Housing mediators: Julia Xia reported that there had been no recent changes involving the mediators.
5. 2024 landlord-tenant legislation: The chairperson reported that the primary landlord-tenant legislation adopted this year was H.B. 5474, which is now P.A. 24-143. The part of that bill with the most immediate impact is Section 17, which requires landlords to give 45 days' written notice of proposed rent increases (one month for month-to-month tenancies; one week for week-to-week tenancies). S.B. 143, a bill to expand just cause eviction protections for tenants under C.G.S. 47a-23c, was approved by the Housing Committee but not taken up in the Senate. A summary of the landlord-tenant law changes in P.A. 24-143 is attached as Appendix E.

6. Other business:

- a. Biennial report: The Council's biennial report is due on January 8, 2025. In the past, a first draft has been reviewed by the Council at its September meeting and a final draft approved at its December meeting. It was agreed that the chair, in conjunction with Atty. Lowry, would prepare the first draft.
- b. Public comment: V. Edward Quinto commented on the adverse impact of evictions on tenants.
- c. In-person meetings: The Council will explore the possibility of holding in-person meetings at the Connecticut Bar Association's new headquarters after that organization completes its move. The next meeting is expected to be on Zoom.

7. Adjournment: A motion to adjourn was adopted unanimously (motion by Richard DeParle, second by Houston Putnam Lowry). The meeting was adjourned at 4:04 pm.

Respectfully submitted,

Kathy Flaherty  
Secretary

Next Meeting: September 11, 2024 at 3:00 PM. Remote unless a physical location with hybrid access is found.

## APPENDIX A

### REPORT OF THE FORMS COMMITTEE -- SUMMARY

The Forms Committee recommends that the Advisory Council approve the following four items as Advisory Council recommendations to the appropriate persons and entities.

- To the Chief State's Attorney and the Chief Housing Prosecutor – a revision of the housing prosecutor's Guidance to police officers when present during the implementation of a summary process execution: The attached Word document redlines the current document to show the Committee's suggested changes, with accompanying "Comments" to explain the particular recommendations. Some of the proposed changes are technical or for purposes of precision. The more substantive recommended changes are to make clear the possible availability of injunctions and writs of audita querele to stop an execution after it has been issued and the importance of communication with the clerk of the issuing court if issues arise.



A Guide for Law  
Enforcement As...

- To the Chief Court Administrator and the Judicial Branch:
  - Pro se complaint form under C.G.S. 47a-18 by a landlord denied entry by the tenant: The form tracks the statutory language.



47a-18 form - Rev  
Draft 06 11 ...

- Pro se complaint form under C.G.S. 47a-18a for action by a tenant to stop unauthorized entry by a landlord: The form tracks the statutory language.



47a-18a form -  
5-20-24.docx

- Recommendation of modification of computer-generated notice of judgment regarding stays of execution greater than five days: It appears that the notice of judgment form received by tenants who have stipulated to a judgment that includes a stay of execution of more than five days sometimes gives confusing and contradictory information. Under Connecticut law, a summary process judgment is automatically stayed for five days after the judgment is entered. Such a stay applies when a judgment is entered by default. However, if a stipulated judgment is negotiated between the parties, it is common for the parties to agree on a longer stay of execution. It appears, however, when different parties are subject to stays of different lengths in the same summary

process action, the notice to the parties informs all parties that they may be evicted after five days. Attached is such a notice:



Notice of  
judgment form ...

This is confusing and not fully accurate. The Forms Committee recommends that the Judicial Branch revise the notice that is sent to a tenant who has stipulated to a judgment with a stay of more than five days so as not to give information that conflicts with the actual judgment in regard to the length of the stay.

Respectfully submitted,  
David Purvis, Chairperson  
Forms Committee

**APPENDIX B-1**  
**A GUIDE FOR LAW ENFORCEMENT ASSISTING STATE MARSHALS**  
**DURING EVICTIONS**

showing recommended changes from original prosecution draft with comments

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**A GUIDE FOR LAW ENFORCEMENT ASSISTING**  
**STATE MARSHALS DURING EVICTIONS**

**WHAT POLICE OFFICERS ON THE SCENE OF AN EVICTION NEED TO**  
**KNOW ABOUT SUMMARY PROCESS EXECUTIONS:**

Only State Marshals can serve evictions; law enforcement may be called to assist the marshal during an eviction. "Assisting the marshal" means keeping the peace by preventing criminal conduct by the tenant, landlord, or others, e.g.:

- Breach or Disorderly, C.G.S. §§ 53a-181 or 182
- Interfering with an Officer, C.G.S. § 53a-167a
- Assault on an Officer, C.G.S. § 53a-167c
- Criminal Trespass, C.G.S. § 53a-107(a)(1)

**Commented [FC1]:** It should be clear that the tenant is not the only person who may be subject to arrest.

At the conclusion of an eviction case, the court may issue a judgment granting possession of the premises back to the plaintiff (landlord, ~~which~~). The paper given to the marshal is known as the "**Summary Process Execution**."

CGS §47a-42.

- "**Execution**" defined: the carrying out or putting into effect the judgment of the court.

**Commented [FC2]:** The judgment and the execution are different. "The execution" is the paper given to the marshal authorizing removal of the tenant and the tenant's possessions. "Execution" is also the process of carrying out the removal. Executions are not issued automatically but must be requested by the plaintiff; all judgments do not result in the issuance of executions; and, for a variety of reasons (e.g., the tenant has moved or the case is resolved), all issued executions are not implemented.

In all eviction cases, *prior* to the issuance of the **Summary Process Execution**, the court must issue a **Notice of Judgment** ~~Judgment of~~

**Commented [FC3]:** Spelling change.

**Summary Process** to all defendants and current occupants of the premises.

- This form is issued by the court and is addressed to all the named defendants and any other current occupants and is delivered to the address of the property. CGS § 47a-26h(b).
- The **Notice of Judgment: Summary Process** form (above) also contains this advisement to any occupants who claim to have a right to continue to occupy the premises and are not named in the notice or judgment. The form advises them to “promptly complete and file with the clerk of the court *a claim of exemption from the judgment*.”
- Pursuant to CGS § 47a-26h(c), upon filing the **Claim for Exemption**, the court must schedule a hearing within 7 days of the filing. Importantly, if a Claim for Exemption is filed, the **Summary Process Execution** cannot issue until the hearing is completed and the court finds that the claimant is bound by the judgment of eviction.
- If these claimants who have filed the **Claim for Exemption** form win, then they are exempt from the action and the plaintiff/landlord must file a new notice to quit on them and add them to the eviction.
- In any event, no Summary Process Execution can issue until all named defendants and occupants are bound by the judgment.
- In practical terms, if the marshal has a **Summary Process Execution** in hand, then the **Notice of Judgment: Summary Process** has issued. Also, any occupants claiming a right of possession already received an opportunity to file a claim for exemption and either (1) **failed to do so at their own peril**, or (2) **did file the claim and it was rejected by the court**.
- ~~After 5 days, the **Summary Process Execution** is then issued.~~
- A judge can at any time, even in the middle of implementing an execution, stop the eviction by the issuance of an injunction or the granting of an order called an “audita querela.”

Commented [FC4]: Clarifying language.

Commented [FC5]: The failure to file a timely claim for exemption is not necessarily (or even usually) a deliberate or knowing decision by the tenant; and it does not waive the tenant's ability to challenge the execution by other means.

Commented [FC6]: This sentence is not entirely correct and is not necessary, and it is simpler to delete it than to provide a full explanation. A summary process execution cannot be issued until five days (excluding Sundays) after the judgment has entered. If five days have passed since the entry of the judgment by the time that the hearing is held, and if the court denies the claim of exemption, the execution could be issued immediately.

Commented [FC7]: The use of an injunction or audita querela is not unusual, nor is it unusual for a judge to grant such emergency requests. Such a request might be granted for such reasons as the tenant never received the eviction notice, the tenant has worked out an agreement with the landlord, the tenant had agreed to entry of a summary process judgment but changes in circumstances has made enforcement unfair, or the harm to the tenant of enforcement is disproportionately larger than the harm to the landlord.



- The claim for exemption procedure is available only if an execution has not yet been issued. It cannot be used to call back an execution. For that, an injunction or audita querela is necessary. The failure of the tenant to file a claim of exemption before an execution is issued is not a waiver of the right to object to an execution by other procedures.

The **Summary Process Execution** is directed to the State Marshal, and grants to the State Marshal possession control of the property, for the purpose of returning that possession to the plaintiff:

**Commented [FC8]:** The marshal, by executing on the judgment, transfers possession of the premises from the tenant back to the landlord. At no time does the marshal have "possession" of the property.

The court thereby orders the State Marshal to ~~regain~~ give the plaintiff(s)/landlord(s) possession of the premises by "putting the defendant(s)/tenant(s) and *any other occupant(s)* bound by the judgement judgment out of possession." By virtue of this order, the court vests possession control of the premises to the state marshal serving it.

**Commented [FC9]:** Technical changes.

- Accordingly, the marshal has the authority to invite law enforcement officers into the premises and, inversely, to order any named defendants in the eviction action **or other occupants not named** to exit the premises.
- Any law enforcement officers invited into the premises by the marshal are then lawfully in the premises for purposes of making an onsite arrest.
- Additionally, anyone who "enters or remains in a building or any other premises after an order to leave or not to enter personally communicated to such person by the owner of the premises or *other authorized person*" is subject to liability and arrest for Criminal Trespass in the 1<sup>st</sup> Degree, in violation of CGS § 53-107.
- In a residential eviction, the marshal is required to remove the possessions of the tenant or any other occupant subject to the judgment from the premises and deliver them to a location for

storage directed by the municipality. The landlord is not allowed to retain control of the possessions or to discard them, unless they have been intentionally abandoned by the tenant or other occupant or determined by the state Marshal to be property unable to be transported to the town facility, such as, but not limited to, pest-infested furniture, mattresses, spoilable food, hazardous or dangerous materials, garbage or debris and reasonably determined by the state Marshal to have been abandoned by the tenant. Such improper conduct by the landlord may constitute a theft of property.

- An execution for commercial property cannot be used for residential property. The primary difference is that a residential execution requires the marshal to remove the tenant's possessions and transport them to the designated storage location, whereas in a commercial execution, the property must be inventoried and remain in place or be securely stored by the landlord, either in the premises or elsewhere.
- The police officer on the scene still retains the ultimate discretion to ~~affect~~ effect an arrest; the State Marshal has no authority to order law enforcement to make an arrest. Additionally, law enforcement's presence on the scene is in a "community caretaking" capacity.
- The police are not a party to the summary process action or subject to the jurisdiction of the Housing Court.

**Commented [FC10]:** The police officer should be aware of the difference between a residential and a commercial eviction. In neither type of eviction is the landlord allowed to discard possessions; and doing so may be criminal conduct by the landlord.

**Commented [FC11]:** There have been instances of a marshal attempting to use a commercial execution under C.G.S. 47a-42a in a residential eviction, for which execution is governed by C.G.S. 47a-42.

Other important considerations:

- Landlords cannot serve executions evictions; only State Marshals are authorized to retake possession under the law.
- A **Notice to Quit** does not authorize the retaking of possession. A **Notice to Quit** is a document used (1) to initiate an eviction, (2) to request that the tenants/occupants

Notice to Quit does not authorize removal of any occupants or property!

**Commented [FC12]:** Technical change.

leave voluntarily, and (3) to inform the tenants/occupants of the reasons for the eviction. *It can never be used to justify the forcible retaking of possession.*

Any questions regarding the applicability of a particular eviction proceeding or the scope of a **Summary Process Execution**, or if the tenant or any other occupant claims that the eviction should be stopped, should be addressed directly to the housing or supervisory clerk of the court clerk for the jurisdiction that issued the execution, or, if unavailable, to the Chief Housing Clerk.

**Commented [FC13]:** If the police officer is uncertain as to how an issue should be resolved, the best source of information will be the issuing clerk or the Chief Clerk for Housing Matters. That person at present is Bill Pitt, who works out of the New Haven Housing Court.

**APPENDIX B-2**  
**A GUIDE FOR LAW ENFORCEMENT ASSISTING STATE MARSHALS**  
**DURING EVICTIONS**

Containing all recommended changes changes from original prosecution draft

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**A GUIDE FOR LAW ENFORCEMENT ASSISTING**  
**STATE MARSHALS DURING EVICTIONS**

**WHAT POLICE OFFICERS ON THE SCENE OF AN EVICTION NEED TO KNOW ABOUT SUMMARY PROCESS EXECUTIONS:**

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Only State Marshals can serve evictions; law enforcement may be called to assist the marshal during an eviction. "Assisting the marshal" means keeping the peace by preventing criminal conduct by the tenant, landlord, or others, e.g.:

- Breach or Disorderly, C.G.S. §§ 53a-181 or 182
- Interfering with an Officer, C.G.S. § 53a-167a
- Assault on an Officer, C.G.S. § 53a-167c
- Criminal Trespass, C.G.S. § 53a-107(a)(1)

At the conclusion of an eviction case, the court may issue a judgment granting possession of the premises back to the plaintiff (landlord). The paper given to the marshal is known as the "**Summary Process Execution.**"

CGS §47a-42.

- "**Execution**" defined: the carrying out or putting into effect the judgment of the court.

In all eviction cases, *prior* to the issuance of the **Summary Process Execution**, the court must issue a **Notice of Judgment of Summary Process** to all defendants and current occupants of the premises.

- This form is issued by the court and is addressed to all the named defendants and any other current occupants and is delivered to the address of the property. CGS § 47a-26h(b).
- The ***Notice of Judgment: Summary Process*** form (above) also contains this advisement to any occupants who claim to have a right to continue to occupy the premises and are not named in the notice or judgment. The form advises them to “promptly complete and file with the clerk of the court *a claim of exemption from the judgment*.”
- Pursuant to CGS § 47a-26h(c), upon filing the ***Claim for Exemption***, the court must schedule a hearing within 7 days of the filing. Importantly, if a Claim for Exemption is filed, the ***Summary Process Execution*** cannot issue until the hearing is completed and the court finds that the claimant is bound by the judgment of eviction.
- If these claimants who have filed the ***Claim for Exemption*** form win, then they are exempt from the action and the plaintiff/landlord must file a new notice to quit on them and add them to the eviction.
- *In any event, no Summary Process Execution can issue until all named defendants and occupants are bound by the judgment.*
- In practical terms, if the marshal has a ***Summary Process Execution*** in hand, then the ***Notice of Judgment: Summary Process*** has issued. Also, any occupants claiming a right of possession already received an opportunity to file a claim for exemption and either (1) ***failed to do so***, or (2) ***did file the claim and it was rejected by the court***.
- A judge can at any time, even in the middle of implementing an execution, stop the eviction by the issuance of an injunction or the granting of an order called an “audita querela.”
- The claim for exemption procedure is available only if an execution has not yet been issued. It cannot be used to call back an execution. For that, an injunction or audita querela is necessary. The failure of the tenant to file a claim of exemption before an execution is issued

is not a waiver of the right to object to an execution by other procedures.

The ***Summary Process Execution*** is directed to the State Marshal, and grants to the State Marshal control of the property, for the purpose of returning that possession to the plaintiff:

The court thereby orders the State Marshal to give the plaintiff(s)/landlord(s) possession of the premises by “putting the defendant(s)/tenant(s) and *any other occupant(s)* bound by the judgment *out of possession.*” By virtue of this order, the court vests control of the premises to the state marshal serving it.

- Accordingly, the marshal has the authority to invite law enforcement officers into the premises and, inversely, to order any named defendants in the eviction action ***or other occupants not named*** to exit the premises.
- Any law enforcement officers invited into the premises by the marshal are then lawfully in the premises for purposes of making an onsite arrest.
- Additionally, anyone who “enters or remains in a building or any other premises after an order to leave or not to enter personally communicated to such person by the owner of the premises or *other authorized person*” is subject to liability and arrest for Criminal Trespass in the 1<sup>st</sup> Degree, in violation of CGS § 53-107.
- In a residential eviction, the marshal is required to remove the possessions of the tenant or any other occupant subject to the judgment from the premises and deliver them to a location for storage directed by the municipality. The landlord is not allowed to retain control of the possessions or to discard them, unless they have been intentionally abandoned by the tenant or other occupant or determined by the state Marshal to be property unable to be transported to the town facility, such as, but not limited to, pest-infested furniture, mattresses, spoilable food,

hazardous or dangerous materials, garbage or debris and reasonably determined by the state Marshal to have been abandoned by the tenant. Such improper conduct by the landlord may constitute a theft of property.

- An execution for commercial property cannot be used for residential property. The primary difference is that a residential execution requires the marshal to remove the tenant's possessions and transport them to the designated storage location, whereas in a commercial execution, the property must be inventoried and remain in place or be securely stored by the landlord, either in the premises or elsewhere.
- The police officer on the scene still retains the ultimate discretion to effect an arrest; the State Marshal has no authority to order law enforcement to make an arrest. Additionally, law enforcement's presence on the scene is in a "community caretaking" capacity.
- The police are not a party to the summary process action or subject to the jurisdiction of the Housing Court.

Other important considerations:

- Landlords cannot serve executions; only State Marshals are authorized to retake possession under the law.
  - A **Notice to Quit** does not authorize the retaking of possession. A **Notice to Quit** is a document used (1) to initiate an eviction, (2) to request that the tenants/occupants leave voluntarily, and (3) to inform the tenants/occupants of the reasons for the eviction. *It can never be used to justify the forcible retaking of possession.*
- Notice to Quit does not authorize removal of any occupants or property!**

Any questions regarding the applicability of a particular eviction proceeding or the scope of a **Summary Process Execution**, or if the tenant or any other occupant claims that the eviction should be stopped, should be addressed directly to the housing or supervisory clerk of the court that issued the execution, or, if unavailable, to the Chief Housing Clerk.



**APPENDIX C**  
**C.G.S. 47a-18 REFUSAL OF ENTRY COMPLAINT FORM**

(1) The Plaintiff is the landlord or owner of the premises at:

\_\_\_\_\_

Street address	Unit number	Town	Zip
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(2) The Defendant is the tenant or occupant of the premises.

(3) The Plaintiff gave the Defendant reasonable written or oral notice of the intent to enter.

(a) The notice was given on \_\_\_\_\_

	Date	Time
--	------	------

In the following manner: \_\_\_\_\_

(b) The notice required the Defendant to permit entry at the following reasonable date(s) or time(s):

\_\_\_\_\_

(c) Was the notice in writing?

- Yes
- No

(d) If the notice was in writing, a copy of the notice is attached to this complaint.

(4) Please check (a) or (b).

(a) Permission to enter was requested for one or more of the following purposes (check only those that apply)

- To inspect the premises.
- To make necessary or agreed to repairs, alterations, or improvements.
- To supply necessary or agreed to services.
- To show the unit to prospective or actual buyers, lenders, tenants, workers or contractors.

(b) There was an emergency at the premises and the tenant refused entry.

(5) The nature of the inspection, repairs, services, or showings and/or emergency was:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(6) The Defendant unreasonably refused to allow entry to the premises for such purpose(s).

(7) The refusal(s) occurred:

(a) At the following time(s) and date(s): \_\_\_\_\_

(b) The refusal(s) were communicated in the following manner: \_\_\_\_\_

\_\_\_\_\_

(8) OTHER: Use this space to write down any reasons or additional facts the court should know that explain why you believe it should authorize you to enter the premises.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Plaintiff Requests:

- (1) A declaratory judgment and/or an injunction to compel access or to terminate the rental agreement.
- (2) An award for actual damages suffered by the Plaintiff.
- (3) An award of reasonable attorney's fees;
- (4) Such other relief in law or equity as the court may deem proper.

**APPENDIX D**  
**C.G.S. 47a-18a UNLAWFUL ENTRY BY LANDLORD COMPLAINT FORM**

(2) The Plaintiff is the tenant or occupant of the premises at:

\_\_\_\_\_

Street address	Unit number	Town	Zip
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(2) The Defendant is the owner or landlord, or their agent, of those premises.

(3) The Defendants and/or their agents entered or threatened to enter such premises under the following circumstances [check only those statements that apply]:

- Without consent
- Without having given reasonable notice
- At a time that is not reasonable
- To harass the Plaintiff, including by making repeated demands which, even if otherwise lawful, have the effect of unreasonably harassing the Plaintiff.
- For an improper purpose:

(4) The entry/entries or threat/threats to enter occurred on or about the following dates and times:

\_\_\_\_\_  
\_\_\_\_\_

(5) OTHER: Use this space to write down any reasons or additional facts the court should know that explain why you believe it should order financial relief or issue an order.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Plaintiff Requests:

- (5) An award of actual damages in an amount equal to not less than one month's rent.
- (6) An award of reasonable attorney's fees;
- (7) An injunction to prevent the recurrence of the conduct and/or an order terminating the rental agreement;
- (8) Such other relief in law or equity as the court may deem proper.

**APPENDIX E**  
**Summary of landlord-tenant provisions in P.A. 24-143**

**Section 17 — NOTICE OF RENT INCREASES**

Requires landlords to provide residential tenants with at least 45 days' written notice of proposed rent increases (one month for monthly tenancies; one week for weekly tenancies)

**Section 5: MUNICIPAL BLIGHT PENALTIES**

Increases the maximum penalties municipalities may impose for blight violations in residential properties with seven or more units and in commercial properties by basing the penalty on the square footage of the property.

**Section 13 — RAP MAXIMUM RENT LEVELS**

Requires the Department of Housing, for the purposes of setting maximum rent levels in the state Rental Assistance Program (RAP) to use the fair market rent figure under the federal Section 8 (Housing Choice Voucher) program if that maximum would be higher

**Section 15 — RAP REPORTING REQUIREMENTS**

Expands the information that the Commissioner of Housing must include in annual reports on the on the RAP program , including the number of applicants who have received a RAP from the waiting list in the past year, the date when the waiting list was last opened, the number of applications received at that time, and the number of applicants added by any new opening of the waiting list.

**Section 18 — HOUSING CHOICE VOUCHER PROGRAM TASK FORCE**

Establishes a task force to study the implementation of the federal Section 8 program in Connecticut, including an evaluation of any disparate impact of the program on the development of at-risk children minors and families.