

Directions to landlord: *Under Section 10 of P.A. 23-207, if you rent out units in a building or complex with five or more units, or five or more lots to residents in a mobile manufactured home park, you MUST provide a copy of this notice to each tenant at the time of initial rental and at every renewal of the rental agreement.*

Important Notice if You Are 62 or Over or Have a Long-Term Disability

If you or your spouse, sibling, child, parent or grandparent who permanently resides with you is 62 years or over or has a disability that is expected to last for at least one year, you may have special rights and protections under Connecticut law:

Your landlord cannot evict you at the end of your lease solely because your lease expired. But you can be evicted for other good reasons. If you qualify for these special protections, you can be evicted only for the following reasons:

- you didn't pay the rent;
- you didn't follow your lease, your landlord's rules for the building, or state law;
- the landlord wants to permanently stop using your unit for housing (for example, by demolishing the building or turning it into an office);
- you didn't agree to a *fair and equitable* rent increase; or
- the landlord in good faith is going to move into your unit as their main residence.

However, you may **not** be evicted for the last three reasons listed **during the term of your existing lease.**

Your landlord cannot raise your rent unless the new amount is "fair and equitable." If your landlord wants to raise your rent, and you believe the amount of increase is not "fair and equitable":

- If your town has a Fair Rent Commission, you can make a complaint about the rent increase to the commission.
- A list of Towns with Fair Rent Commissions can be found [here](#).
- If your town has no fair rent commission and you qualify for the special protections described above, you can file a case with the Superior Court to have a judge decide if a proposed rent increase is fair and equitable.