

FACT SHEET

Bristol Burlington
Health District
860-584-7682

REPAIRS NOT BEING DONE, PROBLEMS WITH YOUR APARTMENT !!

DO NOT WITHHOLD YOUR RENT !!!!!

Withholding your rent puts you at risk of being evicted, regardless of what conditions may exist.

THIS IS WHAT YOU CAN DO: HOUSING CODE ENFORCEMENT LAWSUIT (PAYMENT INTO COURT ACTION)

CT law allows a tenant to file a lawsuit against the landlord if the landlord fails to make necessary repairs. If you file a lawsuit you pay rent to the court clerk instead of the landlord, therefore you *can not be evicted for non-payment of rent.*

WHAT MUST I DO TO FILE A LAWSUIT?

- Step 1:** Ask your landlord to make repairs, in writing is preferred. If no repairs are made Continue to step 2.
- Step 2:** Contact the Bristol Burlington Health District to make a complaint. An inspection will be conducted with appropriate follow-up. If no repairs are made continue to step 3.
- Step 3:** File a Housing Code Enforcement Lawsuit in court. NOTE: You must wait at least 21 days after you complaint to the Health Department to file this suit.

HOW DO I FILE A HOUSING CODE ENFORCEMENT LAWSUIT?

- Step 1:** You must fill out two forms called the *Notice of Suit and Complaint*. These forms are available at the New Britain Housing Court Clerk's office or on line at www.jud.state.ct.us
- Step 2:** File these 2 forms with the New Britain Housing Court Clerk Office. There is a \$25.00 filing fee. Ask for the fee to be waived if you cannot afford it. If you have not paid your rent for the current month, bring that rent money with you. Bring cash or a money order – the Clerk will not accept a personal check.

Once you pay into court, it is up to the court to decide what happens to the rent money. NOTE: Once you start this process, you can not change your mind. You must go along with whatever the court decides.

- Step 3:** Continue to pay your rent into court for as long as your case takes. If you do not make a payment, the court can dismiss your case.

The New Britain Housing Court Clerk will schedule a hearing date usually within 2 weeks after the landlord gets notice of the lawsuit.

**AS LONG AS YOU PAY YOUR RENT INTO COURT EVERY MONTH –
YOUR LANDLORD CAN NOT EVICT YOU FOR NON-PAYMENT OF RENT**