

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 (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.

STEPS TO TAKE BEFORE FILING HOUSING CODE ENFORCEMENT FORMS

- 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 file 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 made a complaint to the Health Department to file this suit.

HOW TO FILE HOUSING CODE ENFORCEMENT FORMS

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

<https://www.jud.ct.gov/webforms/forms/hm035.pdf>

Form JD-HM-35 (Complaint) & Form JD-HM-19 (Notice of Suit)

Step 2: File these 2 forms with the New Britain Housing Court Clerk Office with applicable fees. If you have not paid your rent for the current month, bring that rent money with you. Bring cash or money order – the Court does not accept personal checks.

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 receives notice of the case.

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