



Connecticut
Fair Housing Center

Eviction Moratoriums Updates

October 20, 2020
Balance of State Continuum of Care



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About Us



The mission of the Connecticut Fair Housing Center is to ensure that all people have equal access to housing opportunities in Connecticut.

- **Legal services to address housing discrimination**
 - **Fair housing testing and education**
- **Foreclosure prevention and fair lending**
 - **Eviction prevention and education**

COVID-19 & Housing Challenges



- **Rent Payments & Evictions**
 - The Eviction Process
 - State and Federal Eviction Moratoriums
- **Fair Housing Protections**
 - Lawful Source of Income Protections
 - Common Forms of Discrimination During the Pandemic

Eviction Process



- There are several steps a landlord must take to evict a tenant.
- The landlord must first serve a **Notice to Quit**. The tenant does **not** have to leave on the date listed on the Notice to Quit.
- If the tenant doesn't leave by the Quit Date, the landlord must start an eviction court case called **Summary Process**.
- Only a state marshal with a court order called an **Execution** may physically remove a tenant.
- It is illegal for landlords to cut off utilities or lock out tenants.

Connecticut Eviction Moratorium



- Landlords cannot file most **new** eviction cases until Jan. 1, 2021
- There are four exceptions:
 - Tenant owes 6 or more months of rent that was due *on or after March 1, 2020*
 - Tenant owes rent that was due *on or before February 29, 2020*
 - Serious nuisance eviction
 - Lease has expired and landlord wants to use the unit as primary residence
- Tenants are still required to pay rent.

Federal (CDC) Eviction Moratorium



- The CDC issued a ban on evictions from Sept. 4 – Dec. 31, 2020, but it is **not automatic**.
- Every adult in a household (18 or older) **MUST**:
 - Carefully read [the CDC Declaration](#) and make sure they are eligible. Tenants could face criminal charges or fines if they provide inaccurate information;
 - Sign the Declaration, if all the information is accurate;
 - Give or send the Declaration to the landlord;
 - Keep a copy of the signed Declaration, any proof that you meet the requirements, and any communications with the landlord.
- Tenants who already have an open eviction case may still qualify.

Requirements of CDC Moratorium



- You **cannot pay** your full rent or other housing payments because your household **lost income** or has very **expensive out-of-pocket medical bills**;
- You will likely become homeless or forced to live in someone else's home in crowded conditions if you are evicted;
- Your total income for 2020 will be less than \$99,000 (or \$198,000 for 2 adults), you qualified for a stimulus check, OR you did not have to pay income tax in 2019;
- You promise to **pay as much of your rent as possible** on time; and
- You have made your best effort to **apply for government rental and housing assistance**.
 - (Tenants can call 211 to learn what rent and housing assistance is available and how to apply.)

The Status of the Courts



- The courts **are** processing cases that were filed before the CT moratorium and cases that don't qualify for its protections.
- The stay on executions and suspension of deadlines to file Appearances and Answers were lifted in September.
- The courts are scheduling remote mediations and hearings.
- Tenants should **not** ignore eviction papers or court notices.

Get Legal Help



- If you receive eviction papers and have low income, immediately apply for free legal assistance by calling **Statewide Legal Services**
 - 1-800-453-3320 (Monday – Friday, 9 am to 12 pm & 1 to 2 pm)
- FAQ on the moratoriums is available at
 - www.CTFairHousing.org/wp-content/uploads/2020/10/State-and-Federal-Eviction-Bans.pdf
- For more legal information, visit
 - www.CTLawHelp.org

Recommendations



- Document any communications with your landlord: Save any letters, notices, payment receipts, emails, texts, or voicemails you receive or send
- Seek help if you need assistance or if believe you have been discriminated against; call us!
- Do not ignore any eviction papers or hearing notices you get from the court – you should follow the instructions for responding or attending a hearing

QUESTIONS



- Contact the CT Fair Housing Center:
 - (860) 247-4400 | (888) 247-4401
 - info@ctfairhousing.org
 - www.ctfairhousing.org
- Contact your Legislators:
 - Governor Lamont at 800-406-1527 or 860-524-7397 (TDD) or *@GovNedLamont* on Facebook and Twitter
 - To find your legislators by town, visit:
<https://www.cga.ct.gov/asp/menu/cgafindleg.asp>