

## Can my landlord raise my rent?

Your rent may not be increased unless the increase is "fair and equitable." (See below). If you think the rent increase is not fair and equitable, you should file a complaint with your local Fair Rent Commission, if your town has one. (See our pamphlet, *Tenants Rights: Fair Rent Commission.*) If your town does not have a Fair Rent Commission, you can sue in court to stop the rent increase.

## How is it decided if a rent increase is fair and equitable?

Several things are looked at in deciding what is fair and equitable, including:

- the amount of rent charged for similar apartments in the same town;
- the condition of the unit and whether repairs are needed;
- whether heat and utilities are included in the rent;
- the number and size of bedrooms;
- the tenant's income; and
- the landlord's costs.

### Questions?

Call Statewide Legal Services  
1-800-453-3320  
or  
860-344-0380.



## Legal Services Offices

### Statewide Legal Services:

(Entry point for the legal services network in Connecticut)  
860-344-0380 or 1-800-453-3320

### Other Legal Services Programs:

#### Hartford, Hartford County:

**Greater Hartford Legal Aid**, 999 Asylum Avenue,  
Hartford, CT 06105. (860) 541-5000

#### Greater New Haven Area:

**New Haven Legal Assistance Association, Inc.**, 426 State  
Street, New Haven, CT 06510. (203) 946-4811 TDD: (203) 946-4811

#### Throughout Connecticut:

#### Connecticut Legal Services:

211 State Street, **Bridgeport**, CT 06604 (203) 336-3851

16 Main Street, **New Britain**, CT 06051 (860) 225-8678

153 Williams Street, **New London**, CT 06320 (860) 447-0323

20 Summer Street, **Stamford**, CT 06901 (203) 348-9216

85 Central Avenue, **Waterbury**, CT 06702 (203) 756-8074

872 Main St., **Willimantic**, CT 06226 (860) 456-1761

**AIDS Legal Network for Connecticut**, 999 Asylum Avenue,  
Hartford, CT 06105. (860) 541-5027 or 1-888-380-3646

This pamphlet was produced by the Legal Assistance Resource Center of CT in cooperation with CT Legal Services, Greater Hartford Legal Aid, New Haven Legal Assistance Association, and Statewide Legal Services.

The information in this pamphlet is based on laws in Connecticut as of November 2009. We hope that the information is helpful. It is not intended as legal advice for an individual situation. If you need further help and have not done so already, please call Statewide Legal Services (see above) or contact an attorney.

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[www.connlegalservices.org](http://www.connlegalservices.org)  
[www.larcc.org](http://www.larcc.org)

# TENANTS' RIGHTS: Good Cause Eviction

## Find out about these protections:

- ✓ Protections and rights for those who are elderly or physically disabled who live in a building with 5 or more units
- ✓ Protection from eviction in certain other cases



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## Introduction

A landlord can start an eviction action against any tenant at any time unless the tenant is protected by "good cause law" (*see below*). The "good cause law" will protect certain tenants from being evicted.

*Important:* You do **not** have to move just because your landlord has started an eviction against you. **You have the right to stay until a court tells you that you must move.** (See our booklets *The Eviction Process - Before the Judge Decides* and *The Eviction Process - After the Judge Decides.*)

## Who is protected by "good cause law"?

Good cause law protects tenants

- who live in a building or complex that has at least **five dwelling units**;

**-AND-**

- who are **blind or physically disabled** (the disability must be expected to last for at least 12 months or be expected to result in death);

**-OR-**

- who are **62 years of age or older**,

**-OR-**

- whose **spouse, brother, sister, parent, or grandparent is 62 years of age or older** and permanently lives in the unit.

*Note:* The judge may require proof of the disability, blindness, or age. (*For example, a Social Security Notice of Award.*)

## Good cause law also protects you in...

### ■ Landlord Foreclosures

Good cause also protects tenants who are in danger of eviction by a bank as part of a foreclosure case against the landlord.

You **must be** blind or physically disabled, *OR* age 62 or older, *OR* have a relative 62 or older who permanently lives in your home. *AND* there must be five or more dwelling units.

### ■ Mobile Home Parks

Good cause also protects tenants who live in a mobile home park if they own the mobile home.

You **do not** have to be blind, physically disabled, or age 62 or older to be protected by good cause law if you own a home in a mobile home park.

### ■ Condominium Conversions

You have special rights if your landlord wants to turn your apartment into a condominium unit that can be bought or sold.

You **do not** have to be blind, physically disabled, or age 62 or older to have these special rights.



## What is "good cause" and for what reasons could I be evicted?

"Good cause" means that your landlord can only evict you for certain reasons.

### You can be evicted for the following reasons:

1. You do not pay the rent.
2. You do not agree to a "fair and equitable" rent increase.
3. You do not follow the rules and regulations the landlord has made for tenants in the building.
4. You do not follow the terms of the lease.
5. You do not meet your obligations toward the property as required by state law. This reason includes damaging the landlord's property, disturbing your neighbors' peaceful enjoyment of the property and failing to keep your unit clean and safe.
6. Your landlord permanently removes the apartment from the housing market (for example, the landlord is going to turn it into an office).
7. Your landlord plans to move into your apartment as his own permanent residence. (Except this reason cannot be used to evict a tenant to convert it to a condominium.)