

**MOTION FOR USE AND OCCUPANCY
PAYMENTS AND OBJECTION**

JD-HM-27 Rev. 10-19
C.G.S. § 47a-26b

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov



Instructions:

This motion may either be served by a Marshal along with the complaint, or filed in an existing eviction action after the defendant files an appearance.

1. *When the defendant files an appearance in an existing eviction action, you may file this motion with the clerk and mail a copy to the defendant.*
2. *If this motion is served by a Marshal on the defendant along with the complaint, then the court considers this motion filed when the defendant files an appearance.*

**For information on
ADA accommodations,
contact a court clerk or
go to: www.jud.ct.gov/ADA.**

<input type="checkbox"/> Judicial District of: _____	<input type="checkbox"/> Housing Session at: _____	Docket number
Address of Court		Telephone number

Complete address of premises (Including apartment number, if any)

Name of case

Motion

The plaintiff(s)/landlord(s) ask(s) that the court order the defendant(s)/tenant(s) to deposit with the court payments for use and occupancy of the premises at the above address in an amount equal to the: *(Select box 1 or box 2 below)*

1. Last agreed upon rent. The last agreed upon rent was \$ _____ payable monthly. weekly.
2. Fair rental value of the premises. *(Use ONLY in absence of a last agreed upon rent.)*

Certification (if applicable)

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) _____ to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties of record who received or will immediately be receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to*

*If necessary, attach additional sheet or sheets with name and address which the copy was mailed or delivered to.

Signed (Signature of Plaintiff/Plaintiff's Attorney)	Print or type name of person signing	Date signed
Mailing address (Number, street, town, state and zip code)		Telephone number

Notice to Defendant(s)/Tenant(s)

You may file with the clerk your appearance and an objection to the plaintiff's motion. If you do so within five (5) days of the date the above motion was filed, the court will conduct a hearing on the motion before entering an order for use and occupancy payments. You can find out the date the motion was filed by calling the clerk's office. If you do not file your objection within this five day period, the court will enter an order for use and occupancy payments without a hearing. You will be notified by mail.

You may also file an objection at any time after the five day period has expired, but an order for use and occupancy payments will still enter. A hearing will then be held to determine if the order should remain in effect or be modified.

If you file an objection during or after the five day period, you will be notified by mail of the hearing date and time.

State your reason(s) for objecting in the following space provided. Complete the certification section and make two copies. File the original with the clerk and mail a copy to the landlord or the landlord's attorney if that person has one.

Keep a copy for your records.

Judicial District of: _____

Housing Session at: _____

Docket number

Name of case

Objection to Use and Occupancy Payments

I object to the motion or order for use and occupancy payments for the following reasons:

Certification

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) _____ to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties of record who received or will immediately be receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to*

*If necessary, attach additional sheet or sheets with name and address which the copy was mailed or delivered to.

Signed (*Signature of Defendant/Tenant, Attorney for Defendant/Tenant*)

Print or type name of person signing

Date signed

Mailing address (*Number, street, town, state and zip code*)

Telephone number