

**SUMMARY PROCESS (EVICTION)
COMPLAINT TERMINATION OF
LEASE BY LAPSE OF TIME**

JD-HM-20 Rev. 12-13
C.G.S. § 47a-23a
P.B. § 10-29

STATE OF CONNECTICUT
SUPERIOR COURT

www.jud.ct.gov

Instructions to Plaintiff (Landlord)

1. Attach this complaint to the Summons, form JD-HM-32, and follow the instructions on that form.
2. Attach the original Notice to Quit, form JD-HM-7, to this complaint.
3. If there is a written lease, do not attach a copy of the lease to this complaint. If you want to make the lease a part of your complaint, refer to the lease as an exhibit (for example "Exhibit A") and file it separately with

the court no later than the return date. Serve a copy of the exhibit upon each party who appears in this matter at the first court session of the matter or no later than seven days after receipt of notice of the appearance of the party, whichever is earlier. Service must be made as provided in Sections 10-12 through 10-17 of the Practice Book.

Return date: _____

Judicial district of _____

Judicial district housing session at _____

town/city

Geographical area number _____

Plaintiff(s)/Landlord(s)

VS.

Defendant(s)/Tenant(s)

Complaint

1. On or about (date) _____ the plaintiff (landlord) and the defendant (tenant) agreed Orally or In a written document (**Exhibit _____**) that the defendant would lease (rent) for the term of one _____ (term of lease) the following premises (rental property):
week/month/year

Location of premises (Number, street, town, and unit or floor number)

2. The defendant agreed to pay \$ _____ Weekly Monthly
(amount of money defendant agreed to pay)
on the _____ day of each Week Month.

3. The defendant used and occupied the premises as agreed to under the lease, and still occupies the premises.

4. The lease has terminated by lapse of time (the term of the lease has ended).

5. On (date) _____ the plaintiff had a Notice to Quit Possession served on the defendant and that notice required the defendant to move out of the premises on or before (date) _____.

The Notice to Quit is attached to this complaint.

6. The time given in the Notice to Quit Possession for the defendant to move out of the premises has ended, but the defendant has not moved out.

The Plaintiff Asks The Court For Judgment For Immediate Possession Of The Premises.

("x" if this applies)

The plaintiff also asks for forfeiture to the plaintiff of the defendant's possessions and personal effects because this is a nonresidential property.

Signed (Plaintiff/Plaintiff's Attorney)

Date signed

ADA NOTICE

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA.

**SUMMARY PROCESS (EVICTION) COMPLAINT
TERMINATION OF LEASE BY LAPSE OF TIME**