



# Connecticut Judicial Branch

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## HOUSING STIPULATIONS

Unless otherwise ordered by the court, the following orders apply.

### STIPULATIONS INVOLVING REPAIRS

All stipulations entered by the Court providing for repairs must:

1. Specify each of the repairs to be made;
2. Specify completion dates for each repair; and
3. Contain permission from the tenant to allow for the repairs.

***These statements are necessary to ensure timely compliance with health and safety requirements, and to prevent ambiguity in the stipulation.***

### STIPULATIONS ENTERED WITHOUT COURT CANVASS

Effective immediately, all stipulations entered by the Court without the benefit of Court canvass must contain:

1. A statement by any attorney signing the stipulation on behalf of a client indicating authorization to enter into the stipulation on behalf of the client;
2. A statement that the defendant represents that he/she fully understands the agreement; and
3. A statement that the parties are waiving canvass before the Court.

An example of such language might be:

***Counsel for the plaintiff is authorized to enter into this Stipulation on behalf of his/her client. The defendant represents that he/she fully understands the terms and conditions of the stipulation. The plaintiff and the defendant waive canvass before the Court.***

These statements are necessary to ensure that parties fully understand any agreement entered without the benefit of a Court canvass.

### **STIPULATIONS INVOLVING ATTORNEYS' FEES**

No legal fees can be charged to a defendant/tenant in a summary process action unless there is a valid **written** lease between the parties with an attorneys' fee provision. Stipulations must make reference to the specific lease provision. All attorneys' fees so charged are subject to review by the Court.

**All stipulations shall articulate, with specificity, each of the following: the rental arrearage, legal fees, court costs and marshal fees.**

### **CONTINUANCE DATES**

No pending case will be rescheduled without express permission from the Court. All requests must be timely and in writing unless an emergency occurs. If the continuance is granted by the Court, the requesting party must give written notice to the opposing party.

Hon. Barbara N. Bellis  
Chief Administrative Judge, Civil Division  
October 2023