

**SUMMONS -  
FAIR RENT PROCEEDINGS**

JD-HM-43 New 8-24  
C.G.S. §§ 47a-23c, 47a-68

For information on ADA accommodations, contact the Centralized ADA Office at 860-706-5310 or go to: [www.jud.ct.gov/ADA/](http://www.jud.ct.gov/ADA/)

STATE OF CONNECTICUT  
JUDICIAL BRANCH  
**SUPERIOR COURT**  
[www.jud.ct.gov](http://www.jud.ct.gov)



**Instructions to Clerk:**

- 1. This form shall be used only when plaintiff's/tenant's town, city, or borough does not have a fair rent commission.
- 2. Use this form with the Complaint - Fair Rent Proceedings (form JD-HM-44).

At (Address of court) Case type code  
Major: H Minor: 90  
Name(s) and current address of plaintiff(s) Telephone number  
Name(s) and current address of additional plaintiff(s) Telephone number  
Name and address of defendant  
Name and address of agent for service (if any)

**Summons**

To: Any proper officer

The State of Connecticut commands you to serve the defendant(s) an attested copy of the summons and complaint on/before the service day of \_\_\_\_\_ and return service to the court. Defendant(s) shall appear at the Superior Court, \_\_\_\_\_, to answer the complaint on the date, time, and courtroom indicated.

Date, time, and courtroom to which defendant is summoned to appear Date Time Courtroom  
Dated at (Town) On (Date) Signed (Judge/Clerk of the Superior Court)

**Notice to each defendant (landlord)**

- 1. You are being sued.
- 2. This paper is a summons in a fair rent action.
- 3. The complaint attached to these papers states the grounds for the fair rent action claimed by the plaintiff.
- 4. To respond to this summons, or to be notified of further proceedings, you or your attorney must file an Appearance (form JD-CL-12).
- 5. If you or your attorney do not file an Appearance, the court may rule against you.
- 6. The Appearance form is available at the Clerk's office (see address of court, above) or online at [www.jud.ct.gov](http://www.jud.ct.gov).
- 7. If you have questions about the summons and complaint, you should promptly talk to an attorney. The housing clerks can provide procedural assistance to self-represented parties, but they cannot give legal advice.

Date Signed (Sign and select proper box) Commissioner of Superior Court Name of person signing  
Clerk

**For the plaintiff(s) enter the appearance of:**

Name and address of attorney, law firm or plaintiff if self-represented (Number, street, town and zip code) Telephone number Juris Number (If attorney or law firm)  
The attorney or law firm appearing for the plaintiff, or the plaintiff if self-represented, agrees to accept papers (service) electronically in this case under Section 10-13 of the Connecticut Practice Book. Yes No Signature of plaintiff (if self-represented)  
E-mail address for delivery of papers under Section 10-13 (if agreed to)

If this summons is signed by a Clerk:

- a. The signing has been done so that the plaintiff(s) will not be denied access to the courts.
- b. It is the responsibility of the plaintiff(s) to ensure that service is made in the manner provided by law.
- c. The court staff is not permitted to give any legal advice in connection with any lawsuit.
- d. The Clerk signing this summons at the request of the plaintiff(s) is not responsible in any way for any errors or omissions in the summons, any allegations contained in the complaint, or the service of the summons or complaint.

For Court Use Only  
File Date  
Docket Number

I certify I have read and understand the above: Signed (Self-represented plaintiff) Date