



GHIAA UPDATE JUST CAUSE

EXPANDING EVICTION PROTECTIONS

Connecticut's "Just Cause" eviction law protects tenants from being evicted without a valid reason. This law is specifically designed to protect certain groups of tenants and promote housing stability across the state.

DID YOU KNOW?

In Connecticut, tenants can still be evicted for no reason at all. Even if you:

- Pay your rent on time,
- Abide by the terms of your lease
- Do everything right

If your lease is ending or you are renting month-to-month, a landlord can simply decide they no longer want you to live there.

EVICTIONS IN CONNECTICUT: THE NUMBERS

Eviction Filings

- In 2023, landlords in Connecticut filed 2,224 no-cause eviction notices.
- Between 2022 and 2023, 1 in 20 renter households in Connecticut were affected by eviction filings.

Eviction Impact

Evictions can have severe consequences, including:

- Detrimental effects on individuals and families with negative impacts on children's educational outcomes.
- Increased housing insecurity, homelessness and reduced community stability.

WHY WE NEED CHANGE TODAY

The Role of the Expansion of Just-Cause Eviction Protections

- Just-cause protections could reduce evictions by approximately 11%.
- These protections can also lead to fewer lease non-renewals and no-fault move-out notices, improving housing stability.

Expanding these protections to include all renters would help ensure no one is unjustly forced from their home, create and promote a fairer housing system, and support vulnerable tenant populations in Connecticut.

GOAL

Goals of Expanding the Law

- **Combat Discrimination:** Protect tenants from unjust treatment based on their circumstances.
- **Safeguard Tenant Rights:** Ensure all tenants can assert their right to safe and habitable living conditions.
- **Promote Housing Stability:** Foster affordability and stability for households across Connecticut.

**EXPAND EVICTION
PROTECTIONS TO ALL
TENANTS!**

The Greater Hartford Interfaith Action Alliance is made up of 52 faith communities and allied organizations diverse in religion, race, geography, and socioeconomics, organizing together to create positive, systemic change in the region. We are committed to centering the voices of impacted individuals as we pursue racial and economic justice through relational organizing.



THE BASICS

Who the Law Protects

- Tenants aged 62 years or older.
- Tenants with a disability
- Tenants living in buildings with five or more units.

What the Law Protects Against

- No-Fault Evictions
 - Landlords cannot evict tenants without a valid reason.
 - Tenants are protected from being evicted for asserting their rights, such as ensuring safe and livable conditions, or organizing other tenants.

What the Law Allows

- Landlords can evict tenants under specific circumstances, including:
 - Nonpayment of Rent: If tenants fail to pay rent.
 - Violation of the Rental Agreement: Significant breaches of the lease terms.
 - Permanent Removal of the Unit from the Market: If the landlord intends to stop renting the unit entirely.
 - Landlord's Principal Residence: If the landlord plans to occupy the unit as their main home.

GHIAA thanks our allies from the Connecticut Tenants Union for leading this fight. We are proud to join them in calling for expanded protections to cover all renters. No one should be unjustly forced from their home.

**LOVE YOUR NEIGHBOR, FIGHT FOR
JUSTICE AND JUST CAUSE !**

SOURCES

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