

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

JD-HM-27 Rev. 1-26
C.G.S. § 47a-26b

STATE OF CONNECTICUT
JUDICIAL BRANCH
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.*

☐ Judicial District of: _____	☐ 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 counsel and self-represented parties of record and that written consent for electronic delivery was received from all counsel exempt from e-filing 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 or will be mailed or delivered to* _____

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

Signed (Signature of filer) ▶ _____	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.



ADA Accommodations
ADAProgram@jud.ct.gov
<https://www.jud.ct.gov/ADA>



Interpreters
Free language services available
<https://www.jud.ct.gov/LEP>

Servicios de asistencia lingüística gratuita están a su disposición
Serviços de assistência linguística gratuitos estão à disposição

☐ 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 counsel and self-represented parties of record and that written consent for electronic delivery was received from all counsel exempt from e-filing 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 or will be mailed or delivered to*

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

Signed <i>(Signature of filer)</i> ▶	Print or type name of person signing	Date signed
Mailing address <i>(Number, street, town, state and zip code)</i>		Telephone number