

# Notice to Pay Rent or Quit — State of Connecticut

State of Connecticut

**Notice Type:** Notice to Pay Rent or Quit

**Tenant:** \_\_\_\_\_

**Deadline:** \_\_\_\_\_

**Delivery Method:** personal delivery to the tenant

## NOTICE HEADER

TO: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

FROM: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

DATE OF NOTICE: \_\_\_\_\_

## NOTICE TO PAY RENT OR QUIT

You are hereby notified that you are in default for failure to pay rent in the amount of \_\_\_\_\_ for the following period(s): \_\_\_\_\_.

You are required to pay the full amount owed, or vacate and deliver possession of the premises, on or before \_\_\_\_\_.

Payment must be made to \_\_\_\_\_ at \_\_\_\_\_.

## NOTICE PERIOD

This notice provides \_\_\_\_\_ day(s) as required under Connecticut law for this type of notice. The deadline to act is \_\_\_\_\_.

If you fail to comply by the deadline stated above, the landlord may file an eviction lawsuit seeking a court order for possession of the premises. You will have the opportunity to respond to any such lawsuit in court.

## METHOD OF DELIVERY

This notice was served by personal delivery to the tenant.

## STATUTORY TENANT RIGHTS & LEGAL AID ADVISORY

**STATUTORY ADVISORY:** You have the right to respond to any eviction lawsuit filed by the landlord in court. You may have valid statutory defenses under state and local tenant protection laws.

**LEGAL ASSISTANCE:** You are strongly advised to seek legal counsel or contact a local tenant rights organization or legal aid society immediately to understand your rights, defenses, and obligations prior to the deadline stated in this notice.

**PROHIBITION OF UNLAWFUL SELF-HELP:** Landlord is prohibited under state law from engaging in unlawful self-help evictions, including locking out the tenant, removing tenant belongings, or interrupting essential utilities without a court order.

## GENERAL PROVISIONS

This notice is governed by the landlord-tenant laws of the State of Connecticut.

This notice does not waive any other rights or remedies available to the landlord under the lease or applicable law.

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## STATE-REQUIRED PROVISIONS

**CONNECTICUT NOTICE TO QUIT (CONN. GEN. STAT. § 47A-23): TENANT IS PROVIDED STATUTORY NOTICE TO VACATE OR 15 DAYS TO CURE UNDER § 47A-15. TENANT IS ADVISED OF THE RIGHT TO RESPOND TO ANY SUMMARY PROCESS ACTION IN COURT AND CONSULT LEGAL AID.**

## SIGNATURES

\_\_\_\_\_  
Signature

**Landlord:** \_\_\_\_\_

Date: \_\_\_\_\_