

**SUMMARY PROCESS (EVICTION)  
COMPLAINT TERMINATION  
OF LEASE BY LAPSE OF TIME**

JD-HM-20 Rev. 4-19  
C.G.S. § 47a-23a  
P.B. § 10-29

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



**Instructions to plaintiff/landlord**

1. Attach this complaint to the Summons (form JD-HM-32) and follow the instructions on that form.
2. Attach the original Notice to Quit (End) Possession (form JD-HM-7) to this complaint.
3. If there is a written lease, do not attach a copy of the lease to this complaint. If you want to make the lease a part of your complaint, refer to the lease as an exhibit (for example "Exhibit 1") and file it separately with the court no later than the return date. Serve a copy of the exhibit upon each party who appears in this matter at the first court session of the matter or no later than seven days after receipt of notice of the appearance of the party, whichever is earlier. Service must be made as provided in Sections 10-12 through 10-17 of the Practice Book.

Plaintiff(s)/Landlord(s)

V.

Defendant(s)/Tenant(s)

Return date: \_\_\_\_\_

Judicial District of \_\_\_\_\_

Judicial District housing session at: \_\_\_\_\_

town/city

**Complaint**

1. On or about (date) \_\_\_\_\_ the plaintiff/landlord and the defendant/tenant agreed  orally or  in a written lease (Exhibit \_\_\_\_\_) that the defendant/tenant would rent the following premises (rented property) for the term of one \_\_\_\_\_ (term of lease).  
(week/month/year)

Location of premises (Number, street, town, and unit or floor number)

2. The defendant/tenant agreed to pay \$ \_\_\_\_\_  
(amount of money defendant/tenant agreed to pay)  
on the \_\_\_\_\_ day of each  week  month.  weekly  monthly
3. The defendant/tenant used and occupied the premises as agreed under the lease and still occupies the premises.
4. The lease has terminated by lapse of time (the term of the lease has ended).
5. On (date) \_\_\_\_\_ the plaintiff/landlord had a Notice to Quit (End) Possession (form JD-HM-7) served on the defendant/tenant and that notice required them to move out of the premises on or before (date) \_\_\_\_\_.  
The Notice to Quit (End) Possession (form JD-HM-7) is attached to this complaint.
6. The time given in the Notice to Quit (End) Possession (form JD-HM-7) for the defendant/tenant to move out of the premises has ended, but the defendant/tenant has not moved out.

**The plaintiff/landlord asks the court for judgment for immediate possession of the premises.**

**The plaintiff/landlord also asks for forfeiture to the plaintiff/landlord of the defendant's/tenant's possessions and personal effects because this is a nonresidential property.**

Signed (Plaintiff/landlord or attorney)

Date signed

**ADA NOTICE**

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at [www.jud.ct.gov/ADA](http://www.jud.ct.gov/ADA).