

FAQs – Just Cause Eviction Protections

Just Cause policies require landlords to provide a justification for evicting tenants or refusing to renew a lease.



2022 saw the highest eviction rates in 5 years. Current 2023 rates are not far behind. In 2023, no cause-evictions make up 11% of evictions.

What problem is a Just Cause policy trying to solve?



Evictions have a detrimental impact on individuals' employment, mental health, physical health, and children's education. Evictions also make communities less stable and cohesive, increasing crime.



People of color and women are disproportionately impacted by eviction – Black and Latinx renters in CT are 2-3 times more likely to be evicted than white renters. No-fault evictions are often motivated by illegal discrimination but it is difficult for renters to prove this.



In CT, tenants have faced no-cause evictions in retaliation for speaking up about unsafe living conditions and after organizing with their neighbors to assert their rights.

Won't this prevent landlords from kicking out bad tenants?

No.

If a tenant is doing something in violation of their lease (e.g., not paying rent) or the law (e.g., criminal activity), they can still be evicted or asked to leave at the end of their lease.

If a tenant is not doing anything wrong, they should not be forced to leave their home.

Is there evidence showing this policy works?

Yes.

For over 40 years, **Connecticut** has had a law providing just cause eviction protections to tenants who are 62+ or who have a disability and live in a building with 5+ units. This law has had no unintended consequences and has effectively prevented these tenants from arbitrary displacement.

Federally subsidized and public housing tenants are also already protected from no-cause, lapse-of-time evictions.

Also, **5 states** and **over two dozen cities** have universal just cause policies, including New Hampshire, New Jersey, Washington, Oregon, and California.

Studies of California cities that have had Just Cause policies for more than a decade show a statistically significant drop in displacement, in turn, significantly increasing housing stability.



Will Just Cause hurt other tenants?

No.

If a tenant is harming or endangering their neighbors, a landlord can still bring an eviction action against them. Just Cause helps prevent the “revolving door” of tenancies that often decreases trust and safety among neighbors.

Doesn't Just Cause force landlords into a contract?

No.

Just Cause protections do not force anyone to continue renting to a tenant. It simply requires they provide a reason for non-renewing a tenant's lease.

Will Just Cause create additional burdens and costs for landlords?

No.

It isn't too much to ask for a landlord to document wrongdoing before displacing someone from their home. It does not cost any money for a landlord to provide the reason for not renewing a lease.

Landlords wield tremendous discretionary power over tenants' housing future. Tenants deserve protection against that inherent power imbalance. Just Cause protections help rectify this issue by simply asking landlords to provide clear documentation of a just cause for termination. Just like restaurant owners, landlords operate a business and have to follow regulations.



The housing crisis is complex, why is Just Cause the right policy?

Just Cause protections are not a panacea but are an important policy to help create safe, stable, and affordable housing by preventing displacement and housing insecurity.

Expanding Just Cause protections will effectively result in at least a 10% reduction in evictions over night.

Given the state's budget limitations to fund other solutions to the eviction crisis, passing a law to expand Just Cause protections is a low-cost, effective policy solution.