

Sec. 8-68f-7. Tenant's Obligations

(a) The lease shall set forth the tenant's obligations under the lease, which obligations are in addition to the tenant's responsibilities in section 47a-11 of the Connecticut General Statutes, and which shall include the following:

- (1) Not to assign the lease or to sublease the dwelling unit;
- (2) Not to provide accommodations for boarders or lodgers;
- (3) To abide by necessary and reasonable rules and regulations promulgated by the landlord from time to time pursuant to section 47a-9 of the Connecticut General Statutes for the benefit and well-being of the premises and its tenants, which rules and regulations shall be posted in the premises' office and incorporated by reference in the lease;
- (4) To comply with all obligations primarily imposed upon tenants by applicable provisions of any building, housing, or fire codes materially affecting health and safety;
- (5) To keep the dwelling unit and such other areas as may be assigned to the tenant for the tenant's exclusive use as clean and safe as the condition of the premises and the dwelling unit permit;
- (6) To dispose of all ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner;
- (7) To use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appurtenances, including elevators;
- (8) To refrain from, and cause household members and guests to refrain from, wilfully or negligently destroying, defacing, damaging, or removing any part of the dwelling unit or the premises;
- (9) To pay reasonable charges for the repair of damages, other than for wear and tear, to the dwelling unit, or to the premises, including damages to buildings, facilities or common areas, negligently or wilfully caused by the tenant, a member of the household or a guest;
- (10) To act, and cause all household members and guests to act, in a manner which will not disturb other tenants' peaceful enjoyment of their accommodations and will be conducive to maintaining the premises in a decent, safe and sanitary condition;
- (11) To make reasonable efforts to assure that no tenant, member of the household, or guest engages in any activity as set forth in subparagraphs (A) or (B) of this subdivision. For the purposes of this subsection and subdivision (12) of this subsection, reasonable efforts may include attempting to influence a person's behavior, or if the tenant is unaware of the conduct until after it occurs, getting appropriate help for the person or prohibiting such person from returning to the dwelling unit, or any other action deemed reasonable by the landlord after reviewing the particular circumstances.
 - (A) Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or employees of the landlord, or
 - (B) Any drug-related criminal activity on, off or near the premises. Such activity shall be cause for termination of tenancy, and for eviction from the dwelling unit.
- (12) To make reasonable efforts to assure that no person under the tenant's control engages in:
 - (A) Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other tenants, or
 - (B) Any drug-related criminal activity on the premises.

Regulations of Connecticut State Agencies

(b) The lease may provide that the tenant shall perform seasonal maintenance or other maintenance tasks, as specified in the lease, only where the performance of such tasks by tenants of similar dwelling units is customary, provided such provision is included in the lease in good faith and not for the purpose of evading the obligations of the landlord. The landlord shall exempt tenants who are unable to perform such tasks due to age, disability, or upon request for a reasonable accommodation.

(Effective July 11, 2014)