

Landlord-Tenant Law: From Lease to Eviction

New Haven, CT - April 26, 2017

Early Registration

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- See inside for details.

PRESENTED BY:

Paul V. Carty, *Law Office of Paul V. Carty*

Michael S. Wrona, *Halloran & Sage LLP*

Philip C. Pires, *Cohen and Wolf, P.C.*

Matthew K. Beatman, *Zeisler & Zeisler, P.C.*

Thomas J. O'Neill, *Day Pitney LLP*

(See complete biographies inside)

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Landlord-Tenant Law

AGENDA

I. Lease Drafting and Tenant Accommodations

- A. Legally screening and qualifying tenants: Fair Housing, discrimination, and background checks
- B. Essential pro-active and remedial lease provisions, prohibited rental agreement provisions
- C. Security deposits and personal guarantees
- D. Late fees: how much is too much?
- E. Special circumstances (public and subsidized housing, mobile homes)
- F. ADA accommodations, service animals, and therapy pets
- G. Other lease issues
- H. Questions and answers

II. Landlord Obligations and Tenant Rights

- A. Case law studies
- B. Physical defects on the premises, liability for injury, and other risk management issues
- C. Providing security
- D. Lead paint, mold, radon, asbestos: remediation responsibilities
- E. Duty to repair
- F. Questions and answers

III. Evictions: When the Agreement Ends...For Better or Worse

- A. Terminating the tenancy
 1. Causes for eviction: breach for non-payment of rent, nuisance, and other miscellaneous
 2. Other problems: ending the relationship, SCRA protections, abandonment of property
 3. Local "tenants' rights" ordinances
- B. Landlord actions
 1. Demands, notices, lockouts
 2. Forcible Entry and Detainer Action
 3. Jurisdiction and venue
 4. The writ: preparation, entry, and service
 5. Discovery
 6. The hearing, statutory defenses, and appeals
 7. The Writ of Possession
- C. Landlord deposits
- D. Fair credit reporting
- E. Mediation

IV. Bankruptcy

- A. Review of the assumption and rejection procedure and the automatic stay
 1. The automatic stay
 2. Assumption and rejection
- B. Rights of tenant when landlord is in bankruptcy
- C. Rights of the landlord when tenant is in bankruptcy
- D. Limitations on the automatic stay for residential tenants in bankruptcy
- E. Changes affecting leases and real estate
- F. Collections and judgments

V. Collections: Enforcing Your Judgment

- A. Considerations before pursuing a money judgment: it is worth it?
- B. Obtaining necessary information to collect judgment early in the rental process
- C. Bringing the collection action
- D. Obtaining your judgment
- E. Enforcing your judgment and post-judgment discovery

VI. Ethical Considerations in Landlord-Tenant Law

- A. Ethical situations
- B. Conflicts of interest, un-represented, dual representation, and competency
- C. Negotiating with a pro se tenant at court
- D. Fee arrangements and getting paid

DATE & TIME

DATE: Wednesday, April 26, 2017

REGISTRATION: 8:00 a.m.

PRESENTATIONS: 8:30 a.m. - 4:30 p.m.

LUNCH: 11:30 a.m. - 12:30 p.m.

Lunch is on your own

LOCATION

Omni New Haven Hotel at Yale

155 Temple Street

New Haven, CT 06510

203-772-6664

Map available online

WHO SHOULD ATTEND

- Property Managers
- Building Owners
- Real Estate Brokers
- Developers
- Housing Authorities
- Leasing Agents
- Other Real Estate Professionals
- Attorneys:
 - Landlord-Tenant
 - Leasing and Contracts
 - Evictions
 - Real Estate
 - Transactional
 - Litigation
 - Bankruptcy/Debtor-Creditor
 - General Practice
 - Sole Practitioners

SUMMARY

No one buys rental property hoping to evict their tenants, but a shaky economic landscape and a flood of new renters entering the market are sure signs that sooner or later some tenancies will go wrong. Do you know what protections your leases are giving you? Can you counsel your clients on the best practices in collecting back rent? Don't wait until you're in the middle of litigation to get help! Our speakers can offer practical experience and down to earth solutions, and help you keep up with the constantly shifting body of laws. Whether it's your first lease or you lost count years ago, you can benefit from this seminar and take the uncertainty out of landlord-tenant relationships. **Register today!**

Please bring your license number, ID, or other necessary information to the seminar to ensure proper reporting of continuing education credit.

CONTINUING EDUCATION CREDIT

CT CLE

This seminar may be eligible for **6.5 CLE credit hours** including **1.0 hour of ethics** from the **Connecticut Bar Association**. Please call for details.

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MEET THE FACULTY

PAUL V. CARTY, of the Law Office of Paul V. Carty in New Haven, practices in landlord-tenant law, criminal law, divorce, family law, medical malpractice, and personal injury law. Mr. Carty is a member of the West Haven Bar Association, the New Haven County Bar Association, the Connecticut Bar Association, the American Bar Association, the Connecticut Criminal Defense Lawyers Association, the George W. Crawford Black Bar Association, the Connecticut Trial Lawyers Association, and the National Bar Association. He also formerly served as the chairman of the West Haven Board of Ethics. Mr. Carty received his B.A. from Wesleyan University and his J.D. from the University of Connecticut School of Law.

MICHAEL S. WRONA is a member of the Commercial Litigation and the Business and Commercial Law practice groups at Halloran & Sage LLP in Hartford. Mr. Wrona has represented housing authorities, management companies, and private landlords in summary process for over fourteen years. He also has extensive experience counseling housing authorities, both in summary process matters and with issues concerning development and regulatory compliance. Mr. Wrona has negotiated contracts on behalf of housing authorities and drafted leases for private landlords. He has also lectured on summary process in the past. Mr. Wrona is currently vice chairman of the Wethersfield Housing Authority and president of its non-profit affiliate. He is also a member of the Connecticut Bar Association and the Hartford County Bar Association. Mr. Wrona received his B.S. from Boston University and his J.D. from the Quinnipiac University School of Law.

PHILIP C. PIRES, a principal of Cohen and Wolf, P.C. in Bridgeport, practices in the areas of landlord-tenant litigation, commercial litigation, real property litigation, property tax appeals, and land use and zoning law. Mr. Pires represents commercial and residential landlords in all phases of the eviction process, from the notice to quit to the execution. He also represents landlords and tenants in other litigation matters, including breach of lease actions, entry and detainer actions, and security deposit disputes. Mr. Pires was recognized in 2015 by the Connecticut Law Tribune as a "New Leader in the Law." He has been selected as a Rising Star® by *Connecticut Super Lawyers*® in the category of business litigation since 2012, and he holds an AV® Peer Review Rating from Martindale-Hubbell®. Mr. Pires received his B.A. from Haverford College and his J.D., with honors, from the University of Connecticut School of Law.

MATTHEW K. BEATMAN, a shareholder at Zeisler & Zeisler, P.C. in Bridgeport, concentrates his practice in debtors' and creditors' rights, insolvency workouts, commercial litigation, and bankruptcy. Mr. Beatman has extensive experience in litigating commercial matters. He has been a court appointed receiver in state and federal court cases, including American Crushing & Recycling, LLC (the company involved in the tragic Avon Mountain crash in 2005) and LeanSpa, LLC (a company involved in weight loss pills). Mr. Beatman has been continuously selected for inclusion in *Best Lawyers*® since 2010 and *Connecticut Super Lawyers*® since 2009. He was also named 2015 Lawyer of the Year for bankruptcy litigation in Stamford by *Best Lawyers*®. Mr. Beatman is a member of the Raymond E. Baldwin American Inn of Court, the American Bar Association, the American Bankruptcy Institute, the Turnaround Management Association, the Connecticut Trial Lawyers Association, the Connecticut Bar Association, and the Greater Bridgeport Bar Association. He is a past chairman of the Connecticut Bar Association's Section on Commercial Law and Bankruptcy and previously served as its treasurer and vice-chairman. Mr. Beatman received his B.S., *magna cum laude*, from the University of Connecticut and his J.D., with honors, from the University of Connecticut School of Law.

THOMAS J. O'NEILL, of Day Pitney LLP in Stamford, is a member of the firm's Products Liability and Torts Litigation, Creditors' Rights and Real Estate Litigation, and Bankruptcy and Creditors' Rights practice groups, and the Commercial Litigation department. Mr. O'Neill represents individuals and businesses in tort litigation, commercial litigation, bankruptcy proceedings, and collection matters, including foreclosure actions and prejudgment remedy proceedings. He also represents clients in complex litigation ranging from claims for breach of commercial leases to violations of the Connecticut Unfair Trade Practices Act. Mr. O'Neill is a member and co-chair of the Bankruptcy Group for the Fairfield County Bar Association. He is also a member of the Connecticut Bar Association and the American Bankruptcy Institute. Mr. O'Neill earned his B.A. at Stonehill College and his J.D. at the Suffolk University Law School.

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Registration Fee: (includes manual)

- \$339 per person
- \$329 per person for 2 or more
- \$309 per person **if paid by March 15th**

Reference Materials:

- Add audio to your registration for \$157*
- Manual only \$95*
- Audio only \$257*
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LANDLORD-TENANT LAW: ESSENTIAL ISSUES - Seminar # 16CT01010

Lease Drafting, Structuring, and Negotiating; Landlord and Tenant Rights and Obligations; Evictions: Excuses and Traps When Things Go Bad

PRESENTED BY:

Thomas J. O'Neill with Day Pitney LLP; Ronald J. Brien with the Law Office of Ronald J. Brien LLC; and Michael S. Wrona with Halloran & Sage LLP

Manual only \$50

LANDLORD-TENANT LAW - Seminar # 15CT04056

Lease Drafting, Structuring, and Negotiating; Landlord and Tenant Rights and Obligations; Evictions: Excuses and Traps When Things Go Bad; Landlord or Tenant Files Bankruptcy; Ethical Considerations in Landlord-Tenant Law

PRESENTED BY:

Lawrence W. Andrea with The Law Offices of Lawrence W. Andrea, Esq.; Philip C. Pires with Cohen and Wolf, P.C.; and Matthew K. Beatman with Zeisler & Zeisler, P.C.

Audio & Manual Set \$155 Audio only \$95 Manual only \$75

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- 2) receive the audio and manual package, or
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REFERENCE MATERIALS

SEMINAR MANUAL:

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AUDIO RECORDING:

This seminar will be recorded live and the audio recording and/or a reference manual is available for purchase separately or in conjunction with registration. Self-study credit may be available by purchasing the audio and manual package (varies by location). **Please call for details.**

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New Haven, CT
February 24, 2017

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