

DOCKET NO. FBT-CV22-6119706-S	OFFICE OF THE CLERK SUPERIOR COURT :	SUPERIOR COURT
WR CT AVENUE, LLC, et al	2024 APR 22 P 3:59	J. D. OF BRIDGEPORT
V.	JUDICIAL DISTRICT OF BRIDGEPORT :	AT BRIDGEPORT
BRIJLALL GOBIN, et al		APRIL 22, 2024

**MEMORANDUM OF DECISION**

The above-referenced matter was tried before the undersigned on April 1, 2024. The plaintiffs WR CT Avenue LLC and 1069 Connecticut Avenue LLC, hereinafter referred to “the plaintiffs,” were represented by Attorney Edward Schenkel, and the defendants Brijlall Gobin and Discount Store Fixtures LLC, hereinafter referred to as “the defendants,” were represented by Attorney Daniel Kryzanski.

This lawsuit results from the alleged breach of a three-year lease agreement between the parties regarding real property located 1069 Connecticut Avenue #4 in Bridgeport, Connecticut. The agreement was entered into by the parties on June 26, 2019, and was set to expire on June 30, 2022.

The undersigned finds the following facts and issues the following orders:

Pursuant to the terms of the lease, the defendants were required to pay the plaintiff \$3,000 per month for the first year, \$3,090 for the second year, and \$3,182 for the third year. In addition, the plaintiffs agreed to pay an additional 200 percent monthly rent if they became holdover tenants, which occurred on July 1, 2022. The plaintiffs also agreed to pay a 10-percent late fee if the rental installments were not paid by the 10<sup>th</sup> of each month. Finally, the plaintiffs also agreed to pay attorneys fees and costs to the defendant regarding any successful claim for breach of the agreement.

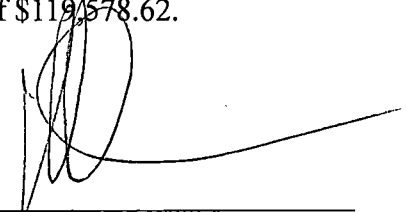
4/22/24: JDNO sent. Notice to RJD.  
*Jean Ann* Asst. Clerk

The plaintiffs failed to make their monthly payments as of April 1, 2022.

As a result of the aforementioned breach of the agreement, the plaintiffs sustained the following damages:

RENT INCLUDING LATE FEES AND HOLDVER	\$ 87,653.23
ATTORNEYS FEES	\$ 31,925.39
TOTAL DAMAGES	\$119,578.62

Judgment may enter against the defendants in the amount of \$119,578.62.



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GOULD, J.