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**Connecticut Fair Housing Center Settles Housing Discrimination Case
Against Hartford Area Landlord For \$150,000**

(HARTFORD, May 15, 2013) – The Connecticut Fair Housing Center, Inc., represented by lawyers from Day Pitney LLP, obtained a \$150,000 settlement in *The Connecticut Fair Housing Center v. 212-218 Main Street East Hartford LLC et al.*, Civil Action No. 3:10cv1987(JZ), a case against a Hartford-area landlord accused of discriminating against unemployed individuals and persons with disabilities.

Beginning in 2009, the Center began a systemic investigation into the housing policies and practices of Paul Rosow, a Hartford area landlord and his then property manager Robert Kozikowski. The investigation revealed at a variety of properties over a stretch of several months a pattern of illegal refusal to accept lawful sources of income that also served to discriminate against individuals with disabilities. The defendants repeatedly expressed an unwillingness to rent to individuals because they either attempted to use state assistance programs or disability benefits to pay their rent or security deposits, or they could not demonstrate they were employed. These practices were particularly harmful because they reduced the availability of housing to people with disabilities and individuals and families using housing assistance in an already tight housing market.

After completing its extensive investigation, the Center, represented by Day Pitney LLP, filed suit against Rosow, Kozikowski and several Limited Liability Companies wholly owned by Rosow in Federal Court in December 2010. Day Pitney LLP's legal team was led by partners David Elliott and Joe Scully. Shortly before the start of trial in April 2013 the defendants, without admitting liability, agreed to enter into a Consent Decree to resolve all of the Center's claims. The Consent Decree, over which the Court will retain jurisdiction for five years, requires

Mr. Rosow and his Limited Liability Companies to adopt a fair housing policy, cooperate with the monitoring of certain rental practices for three years, as well as pay \$150,000. The defendants have also agreed to refrain from discriminating in the future and receive fair housing training. The Consent Decree will apply to rental units in East Hartford, Hartford and West Hartford.

“Source of income discrimination such as the refusal to accept rental assistance programs or other government aid causes real harm to individuals and families, particularly those with disabilities, seeking housing,” said Greg Kirschner, the Center’s Legal Director. “These types of settlements underscore the severity of these violations and further the Center’s mission of ensuring all people have access to the housing of their choice, free from discrimination.”

Timothy Bennett-Smyth, a senior staff attorney with the Center, added: “Day Pitney LLP’s commitment to civil rights is long-standing and well-known. This case is just another example of their fine work; they should be congratulated.”

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