

RETURN DATE: JANUARY 29, 2026 : SUPERIOR COURT
HARTFORD SQUARE ASSOCIATES, LLC : HOUSING SESSION
V. : AT NEW BRITAIN
GREEN ACRES CT ONE, LLC : JANUARY 15, 2026

SUMMARY PROCESS COMPLAINT

1. The plaintiff, Hartford Square Associates, LLC (“Landlord”), is a Connecticut limited liability company with its principal place of business located at 1 Hartford Square, New Britain, Connecticut.

2. The defendant, Green Acres CT One, LLC (“Tenant”), is a Connecticut limited liability company with a business address located at 1 Hartford Square, New Britain, Connecticut.

3. On or about April 1, 2024, Landlord, as lessor, and Tenant, as lessee, entered into a written lease (“Lease”) for approximately 1,820 square feet of space located at 1 Hartford Square, Building #24, Unit 16N, New Britain, Connecticut (the “Premises”). A copy of the Lease is incorporated herein as Exhibit A and will be filed and served on all appearing parties in accordance with Practice Book § 10-29.

4. Thereafter, in accordance with the Lease, Tenant took possession of the Premises pursuant to the Lease. The initial term of the Lease was ten (10) years and three (3) months commencing on April 1, 2024.

5. As set forth in the Lease, Tenant agreed to pay monthly Base Rent and Additional Rent, as said terms are defined in the Lease (together, “Rent”), to Landlord.

6. On or about April 1, 2024, Landlord and Tenant entered into a First Amendment to Lease ("First Amendment") correcting a scrivener's error regarding Tenant's name. A copy of the First Amendment is incorporated herein as Exhibit B and will be filed and served on all appearing parties in accordance with Practice Book § 10-29.

7. Notwithstanding the foregoing, Tenant has not paid Rent since December 5, 2025, as required pursuant to the Lease, as amended.

8. Based on the foregoing, Tenant is in default of its obligations under the Lease based on its non-payment of Rent.

9. On or about January 6, 2026, Landlord caused to be served on Tenant a Notice to Quit Possession of the Premises on or before January 13, 2026 for non-payment of rent when due for a commercial property, as required by law. A copy of the Notice to Quit is incorporated herein as Exhibit C and will be filed and served on all appearing parties in accordance with Practice Book § 10-29.

10. Although the time designated in the notice for Tenant to quit possession of the Premises has passed, Tenant still continues in possession.

WHEREFORE, the plaintiff, Hartford Square Associates, LLC, seeks judgment for possession, costs, and forfeiture to the plaintiff of the defendant's possessions and personal effects pursuant to § 47a-23 et seq. of the Connecticut General Statutes.

PLAINTIFF,
HARTFORD SQUARE ASSOCIATES, LLC

By: _____

Michael dePascale, Jr.

Eric B. Caines

ROGIN NASSAU LLC [050793]

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STATEMENT OF AMOUNT IN DEMAND

The plaintiff claims a judgment of possession of the premises, costs, and forfeiture to the plaintiff of the defendant's possessions and personal effects because this is a nonresidential property.

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