

DOCKET NO: CV-99-0585670-S : SUPERIOR COURT  
YOLANDA RIGGINS : JD OF HARTFORD  
VS. :  
PETER L. HUNG, ET AL : MARCH 27, 2000

ARBITRAL AWARD

This matter was heard by the undersigned as an arbitrator on March 17, 2000. Plaintiff Jason Riggins has withdrawn his complaint. I find the following facts:

1. Plaintiff Yolanda Riggins n/k/a Yolanda Sutton rented an apartment known as 39 Sinclair Street from Defendant Wing Yu Sum a/k/a Defendant Stephanie W. Sum at a monthly rental of \$590.00 pursuant to the terms of a written lease.

2. There was no evidence that Defendant Peter Hung owned the premises and he was not a party to the lease.

3. On January 12, 1997 at approximately 11:00 p.m., Plaintiff slipped and fell on the common steps outside her apartment. The weather was clear, cold and dark at the time of the accident.

4. The steps were covered with a thin layer of ice from sometime earlier.

5. Plaintiff and her brother had previously complained to the landlord about the buildup of snow and ice on the steps, but the landlord failed to remedy the situation. Landlord had claimed it was tenant's responsibility.

6. Plaintiff had previously fallen twice on the steps, but had not injured herself.

7. Pursuant to Connecticut General Statutes 47a-7(a)(3), a landlord is required to keep the common areas in a clean and safe condition. The steps were not safe at the time of the accident.

8. Plaintiff was removed from the scene by ambulance to Saint Francis Hospital and Medical Center.

9. Plaintiff was treated by Dr. Michael P. Kruger of Bloomfield and given a five percent permanent partial disability of the lumbosacral spine.

10. Plaintiff incurred a total of \$1,393.80 in medical expenses, which were at least partially covered by insurance.

11. There was no clear evidence about how much time

Plaintiff missed from work because of this accident.

12. Plaintiff has incurred damages of \$8,000.00 because of Defendant Wing Yu Sum a/k/a Defendant Stephanie W. Sum's actions.

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Houston Putnam Lowry, Esq.  
Arbitrator

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was mailed on this 27<sup>th</sup> day of March, 2000 to:

Sydney T. Schulman, Esq.  
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