

Like Father Like Son: Another Two Perjuries

1. Shpend aka Joey Nezaj blatantly perjures himself regarding Dr. Scott and his wife needing a third key for a legal roommate in July 2015, six weeks before Scott's false arrest:

On p. 85, line 19 of the official Trial Testimony, Joey swears in regard to the relevant month:

"...there was no roommate to give it [the key] to."

However, a video recording of 26 July 2015 **and** the following portion of the **Certified Letter Return Receipt** to Kosova on 27 July 2015 reveal how blatant his perjury was.

Dr. Gregory Scott
83 Park Terrace W, #3a
NY, NY 10034
212.567.5162

7/27/15

Hamdi Nezaj
Kosova Properties, Inc.
2126 Muliner Ave
Bronx, NY 10462

Dear Mr. Nezaj:

This is to inform you that my wife and I have a new roommate, as of July 1, 2015. Her name is Christina Lachine. (The previous roommate moved out on June 30th.)

I tried to hand the enclosed notification, and a copy of her id, to your son Joey, who according to the posting on the door for 7/26/15 is a "representative" of Kosova Properties, in order to obtain a third outside door key in exchange for the keys we have, which we were compelled to exchange in the 2-hour slot yesterday, Sunday, 10:00-12:00. He refused to take the documentation, knowing that this means our roommate has no outside key.

If you have any valid reason to contest us having Christina here, please provide it, or, per law, please provide the outside key as soon as possible. Needless to say, her not having a key causes great inconvenience at times, and unnecessary inconvenience the rest of the times.

Letter to Hamdi Nezaj, 7/27/15, noting roommate needing key

U.S. Postal Service

(pt 3)

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

BRONX, NY 10462

OFFICIAL USE

7014 2670 0000 0934 2726

07/27/2015

Postage \$2.80
Certified Fee \$0.00
Delivery Point (Delivery Point) \$0.00
Return Receipt (Hardy) \$0.00
Total Postage & Fees \$2.80

1. Article Addressed to:
H. Neza
Kosova Properties
2126 Malabar Ave
Bronx NY 10462

2. Article Number
(Transfer from service label)
7014 2670 0000 0934 2726

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express®
☐ Registered Mail® ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collection Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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X [Signature]
6. Received by (Printed Name) [Signature]
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07/27/2015

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Proof of Receipt of Letter of 7/27/15 by Hamdi Neza

This issue was crucial to the trial because Kosova depriving Scott & his wife illegally of a third key for their legal adult roommate was a primary reason for Scott starting a tenants' union the following month, Aug 2015, which itself seemed the, or a, primary motive for Kosova framing Scott for a broken window, probably the only way they could remove him from the building after his 17 years of good residency.

Not only is all of this confirmed by a video of 26 July 2015, when Scott is insisting on a third key for Lachina and Joey is refusing, but Joey also praises Scott earlier in the video for being a good tenant and not causing any issues (itself proof Joey committed a third perjury, as explained in the following pdf).

2. Although Joey praises Dr. Scott on the video of 26 July 2015 for being a good tenant (of 17 years), during the trial he lied repeatedly on the stand, claiming Scott was, in effect, the tenant-neighbor from hell. For example, Joey falsely swore that about 20 years ago, Scott demanded a re-wiring:

p. 82, lines 11-23

*[Joey Nezaj:] Going back maybe 20 years ago he had a situation within his apartment where he said that my electricity is completely dysfunctional, you need to rewire this apartment... **And he said, my air conditioner is 220 volts... And the air conditioning outlet, I reduced it from 220 volts to 120,** because all that it required was replacing a circuit breaker and removing one leg of the electricity coming in.*

Notwithstanding Joey's self-contradictory story (why would Scott want a 120 volt outlet for a 220 volt appliance?), photos from Feb 2025 reveal that old outlets from the mid-century are still in the walls, one 200 volts (living room) and one 125 volts (small bedroom):



Voltmeter showing ancient outlet in living room at 200 volts - February 2025



15 amp 125 volt ancient outlet for window a/c



**Close-up view: 15 amp 125 volt in small bedroom for a/c —
see imprint on bottom of circle**

These perjuries are the tip of the iceberg, and because a perjury as testimony that changes the outcome of a trial, which Joey's falsehoods surely did given the jury deliberations, according to NY Penal Law 210.15 is a First Degree Felony, with potential punishment that include a prison term of up to 7 years, a probation term of 5 years, and payment of a substantial fine. See the next pdf for proof of another, third perjury.