



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

**MAY 7, 2025, 7:30 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email fairrent@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: April 2, 2025**
- IV. **REPORTS**
 - A. **Chair's Report**
 - B. **Coordinator's Report**
- V. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
 - A. **1831-23**
 - B. **1860-24**

C. 1861-25

VI. PRESENTATION OF NEW CASES

A. 1862-25

VII. PUBLIC PARTICIPATION

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
APRIL 2, 2025
VIA ZOOM VIRTUAL MEETING**

ATTENDANCE: John Church; Chair, Fran Collier-Clemmons; Vice Chair, Brenda Penn–Williams, Lunise Constant, Sonja Oliver, Peter Halladay

STAFF: Russell Liskov, Esq, Carlos Duque, AnaVivian Estrella

I. CALL TO ORDER

Mr. Church called the meeting to order at 7:35 p.m.

II. ROLL CALL

Mr. Church called the roll as reflected above. A quorum was present

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: March 5, 2025

It was noted the Ms. Estrella and Mr. Liskov's first names were misspelled.

- ** MS. COLLIER-CLEMMONS MOVED TO APPROVE THE MINUTES AS AMENDED.**
- ** MR. HALLADAY SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

IV. REPORTS

A. Chair's Report

Mr. Church thanked everyone for coming and he appreciated their commitment to the

commission. He stated he had nothing to report at this time..

B. Coordinator's Report

Mr. Duque had nothing to report. He explained he was catching up since his return from a leave of absence.

V. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

A. 1831-23

Mr. Liskov reviewed the item and recommended to take no action.

- ** MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1831-23.**
- ** MS. CONSTANT SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY,**

B. 1839-23

Mr. Liskov reviewed the item and recommended to close the case.

- ** MS. OLIVER MOVED TO CLOSE CASE 1839-23**
- ** MR. HALLADAY SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

C. 1860-24

Mr. Liskov reviewed the item and recommended to take no action.

- ** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON 1860-24**
- ** MS. OLIVER SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

VI. PRESENTATION OF NEW CASES

A. 1861-25

Mr. Liskov reviewed the item and recommended to vote to hear the case.

- ** MS. OLIVER MOVED TO HEAR CASE 1861-25**
- ** MR. HALLADAY SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

VII. PUBLIC PARTICIPATION

There was no one present from the public who wished to participate.

VIII. OLD BUSINESS

A. Commission Vote on FRC Case #1851-24

Mr. Church stated he listened to a tape of the proceedings up until the deliberation and findings. He stated the following:

- I will certify and confirm and affirm whatever I need to do do solemnly swear that I've watched the hearing um up into the point where the hearing ended so the testimony and everything else but I did not watch the findings of fact or any of the discussion about the conclusion of the hearing of the case

He felt they needed a new finding effect and a new decision concerning the hearing. Mr. Liskov agreed. Ms. Collier-Clemmons was concerned about the personal information being discussed in a public forum. Attorney Liskov explained that not deliberating in public is a FOIA violation now. Attorney Liskov satisfied concerns by reading a copy of the statute into the record.

Mr. Church asked if they wanted the prior findings of fact to be recited to determine if they agreed with them and wished to adopt them. Attorney Liskov read the findings out loud as reflected in the agenda packet.. The case was discussed at length by the commission members. Additions and revisions were made to the listed findings that will appear in the final draft.

**** MS. COLLIER-CLEMMONS MOVED TO APPROVE THE AMMENDED DECISION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. Collier Clemmons asked for clarification on the appeal process. Mr. Liskov described the process for filing an appeal..

IX. NEW BUSINESS

There was no new business discussed.

X. ADJOURNMENT

**CITY OF NORWALK
FAIR RENT COMMISSION REGULAR MEETING
APRIL 2, 2025**

- ** MS. COLLIER CLEMMONS MOVED TO ADJOURN THE MEETING.**
- ** MS. COLLIER CLEMMONS SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:26 p.m.

Respectfully Submitted
China Mayhew
Telesco Secretarial Services

NORWALK FAIR RENT COMMISSION

OPEN CASES AS OF MAY 7, 2025

1831-23

8 Union Ave, Apt B3. Landlord wants to increase rent from \$959.50 to \$1500 for a 1 Bedroom apt. Tenant feels this rent increase is excessive due to her disability and limited income.

07/20/23 Complaint Filed
07/26/23 Notification letters mailed out to landlord via certified mail
08/02/23 Voicemail left to landlord's attorney by Russell
08/02/23 Russell and I spoke to Tenant. Negotiations ongoing
09/02/23 Negotiations ongoing
10/04/23 Negotiations ongoing
10/30/23 Offer received from tenant; negotiations ongoing
12/20/23 Email sent to tenant's next of kin (NOK)
01/23/24 Voicemail left for tenant's NOK
01/26/24 No response letter mailed out complainant via certified mail
02/02/24 Email received from tenant's NOK about a senior housing application submitted to the Norwalk Housing Authority and missing documents that they still needed to submit.
02/07/24 Negotiations ongoing
02/16/24 Spoke to tenant's NOK
02/21/24 Offer communicated to landlord's lawyer. Waiting on a response
03/21/24 Offer not accepted by landlord
04/02/24 Fair rent hearing to be scheduled for June
06/05/24 Hearing postponed till January 2024 pending tentative agreement for 6 months
07/12/24 One of our Community Navigators did confirm tenant is on the Norwalk Housing Authority Senior Housing wait list.
07/17/24 I emailed and mailed an application for Broad River Homes to tenant and her NOK.
08/30/24 Negotiations ongoing
10/02/24 Multiple calls made to tenant's next of kin and multiple voicemails left, no answer back
11/06/24 Tenant next of kin reached out and spoke to Russell
12/03/24 Hearing notices (January Hearing) electronically mailed out to both parties
01/08/25 Agreement reached, pending signatures
01/28/25 Agreement electronically mailed to both parties, waiting for it to be signed and sent back to me
05/06/25 Attorney for landlord emailed that negotiations are still ongoing

Staff Recommends vote to take no action

1860-24

One Glover Ave, Apt 202. Landlord wants to increase the rent from \$2,823 a month to \$2,908 a month for a 2-bedroom apartment. Tenant is a section 8 voucher holder. Tenant feels this increase is excessive.

12/12/24 Complaint Filed
01/27/25 Section 8 case worker never received a rent increase email from Landlord

03/03/25 Negotiations ongoing
03/28/25 Summary process pending. Court hearing scheduled for April 10, 2025
04/08/25 Eviction case withdrawn from the court.
04/22/25 Complaint withdrawal received.

Staff Recommends vote to close the case

1861-25

4 Eversley Ave Unit #2. Landlord wants to increase rent from \$1400 to \$1650 for a one bedroom apartment. Tenant feels this is unfair due to the current ongoing bed bug and rat issue.

03/17/25 Complaint Filed
03/24/25 Notification sent out to landlord and tenant
03/28/25 Russell spoke to tenant. Russell also left voicemail to landlord.
04/01/25 Negotiations ongoing
05/07/25 Russell spoke to the landlord. Negotiations ongoing.

Staff Recommends vote to take no action

NEW CASES

1862-25

41 Wolfpit Ave, Apt 4K. Landlord wants to increase rent from \$2294 a month to \$2480 a month for a two-bedroom apt. Tenant feels this is excessive due to their limited income and the condition of the apartment.

04/01/25 Complaint filed
04/08/25 Notifications sent out vis certified mail
04/23/25 Russell had a conversation with the landlord
05/07/25 Russell had a conversation with the landlord.

Staff Recommends vote to hear the case



CITY OF NORWALK
Fair Rent Commission

P: 203-854-7989 / F: 203-854-7767

fairrent@norwalkct.org

125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

COMPLAINT WITHDRAWAL

I, Haleemah Cumarate

Tenant in (Address) 1 Glover Ave Apt 202
Norwalk, CT 06850

Do hereby withdraw my excessive rent complaint filed with the **FAIR RENT**

COMMISSION on April 22, 2025 against my LANDLORD:

Name 1 Glover Ave LLC

Address 1 Glover Ave
Norwalk, CT 06850

Date 4-22-2025

Tenant Haleemah Cumarate

Case No. 1860-24

Date Filed 12/23/24