



## REGULAR MEETING – FAIR RENT COMMISSION AGENDA

MAY 6, 2026, 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](https://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](mailto: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. **Special Meeting: April 8, 2026**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
  - A. **Chair's report**
  - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
  - A. **1877-26**

B. 1878-26

C. 1880-26

D. 1881-26

E. 1882-26

F. 1883-26

G. 1884-26

H. 1885-26

VII. PRESENTATION OF NEW CASES

A. 1886-26

B. 1887-26

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING MINUTES - APRIL 8, 2026  
VIA ZOOM VIRTUAL CONFERENCE**

**ATTENDEES:** Fran Collier-Clemmons, Brenda Penn-Williams, Peter Halladay, J. Hanson Guest, Sonja Oliver.

**STAFF:** Carlos Duque, Russell Liskov.

**I. CALL TO ORDER**

Chair Fran Collier-Clemmons called the meeting of the Fair Rent Commission to order at 7:44 p.m.

**II. ROLL CALL**

Chair Fran Collier-Clemmons conducted the roll call. Present were Brenda Penn-Williams, Peter Halladay, J. Hanson Guest, Fran Collier-Clemmons, staff Carlos Duque, and Attorney Russell Liskov. Sonja Oliver joined the meeting at 7:49 p.m.

**III. ACCEPTANCE OF MINUTES**

Corrections to the minutes were discussed and made as follows: on page 1, “Mr. Guest” was corrected to have one “t”; on page 2, “S” was changed to “committee” in the Chair’s report and in the paragraph referencing staff; “Chief of Staff” was updated to “Lamont Daniels”; “Keen” was corrected to “Keenan McMahon” and referred to as “Ms. Keenan McMahon” for consistency; “Lamont Daniels” was added for consistency in paragraph 4; and on page 4, “any contacted” was expanded to “any commissioner contacted by residents,” with a space added between “Halliday” and “seconded the motion.”

**\*\*MR. HALLADAY MOVED TO ACCEPT THE MINUTES OF THE FEBRUARY 4, 2026, REGULAR MEETING AS CORRECTED.**

**\*\*MR. GUEST SECONDED THE MOTION.**

**THE MOTION PASSED UNANIMOUSLY. THE MINUTES WERE APPROVED AS CORRECTED.**

**IV. PUBLIC PARTICIPATION**

No public participation.

**V. REPORTS**

**A. Chair’s Report**

Chair Fran Collier-Clemmons thanked everyone for attending following the necessary schedule change from the previous Wednesday to this Wednesday. She expressed appreciation to the

Commission members for their continued participation in this important process. Chair Fran Collier-Clemmons also thanked staff members Carlos Duque and Russell Liskov, along with others who support the Commission's work. She emphasized the Commission's role in listening carefully, considering all information, and making fair and balanced decisions in accordance with City of Norwalk and State of Connecticut guidelines. She noted that the Commission ensures everyone is treated with respect and that concerns are handled thoughtfully. Chair Fran Collier-Clemmons stated that when a case cannot be mediated, the Commission hears the case, and a hearing would be scheduled next month for one of the reviewed cases, with both sides having an opportunity to be heard.

### **B. Coordinator's Report**

Coordinator Carlos Duque reported that he had been busy over the last two months receiving new complaints that Attorney Russell Liskov would present. He referenced a property that sustained substantial damage due to a water pipe issue toward the end of January, noting conversations with affected families alongside Attorney Russell Liskov. He also mentioned an additional incident at another Norwalk property where residents filed complaints after failing to reach an agreement with property management, which would be addressed later in the agenda. Coordinator Carlos Duque reported on meetings with the Fair Rent Commission Network of Connecticut. The network is working with a Connecticut company to collect data on fair rent commissions statewide, including types of complaints, how they are addressed, mediations, and hearings. This data will help inform legislation through the Housing Committee. Updates were provided on pending bills: Bill 257 concerning evictions for cause, introduced by the Housing Committee; Senate Bill 332, requiring fair rent commissions to notify parties of their rights and the Commission's authority at hearings; and an additional bill addressing coverage for residents in trailer parks under local fair rent commissions.

## **VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**

Attorney Russell Liskov presented the open cases.

### **A. 1875-25 – 2534 Bartlett Avenue, Apartment 1**

Attorney Russell Liskov recommended closing the case because the tenant had moved out. Despite multiple attempts via email, phone, and text, no withdrawal was received from the tenant.

Discussion occurred regarding whether complainants are informed of the need to formally close a case upon moving out and the Commission's ability to close cases when tenants fail to cooperate or have vacated the premises.

**\*\*MS. SONJA OLIVER MOVED TO CLOSE THE CASE.**

**\*\*MR. HALLADAY SECONDED THE MOTION.**

**\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS CLOSED.**

### **B. 1876-25 – One Glover Avenue, Apartment 222**

Attorney Russell Liskov recommended closing the case because the parties had executed a new lease and a signed withdrawal was in the file.

**\*\*MS. SONJA OLIVER MOVED TO CLOSE THE CASE.  
\*\*MR. HALLADAY SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS CLOSED.**

## **VII. PRESENTATION OF NEW CASES**

### **A. 1877-26 – 2653-55 Woodward Avenue, Apartment C**

Attorney Russell Liskov recommended accepting the case involving a proposed rent increase from \$985 to \$2,178 per month for a two-bedroom apartment. The case would proceed to a hearing in May.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MR. GUEST SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

### **B. 1878-26 – 11 Betts Place, Apartment 1**

Attorney Russell Liskov recommended accepting the case involving a proposed rent increase from \$1,950 to \$2,500 per month for a three-bedroom apartment. The landlord had already reached out.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MS. PENN-WILLIAMS SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

### **C. 1879-26 – 515 West Avenue, Apartment MB424**

Attorney Russell Liskov recommended not accepting the case because the tenant had moved out and returned to Wisconsin. A withdrawal form had been emailed but not yet returned.

Discussion included questions about the timing of the recommendation and broader concerns raised by MS. PENN-WILLIAMS regarding water damage in new apartments and building practices in Norwalk. Attorney Russell Liskov acknowledged the concerns but noted they fall outside the Commission's direct purview.

**\*\*MS. SONJA OLIVER MOVED TO NOT ACCEPT THE CASE.  
\*\*MR. HALLADAY SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS NOT ACCEPTED.**

### **D. 1880-26 – 268 Norden Place, Apartment 311**

Attorney Russell Liskov recommended accepting the case, noting the tenant's complaint that the rent paid differed significantly from what the lease provided. Additional information would be needed from the tenant.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MS. PENN-WILLIAMS SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

**E. 1881-26 – 2622 Bartlett Avenue, First Floor**

Attorney Russell Liskov recommended accepting the case involving a proposed rent increase from \$2,750 to \$2,950 per month for a two-bedroom apartment.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MS. PENN-WILLIAMS SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

**F. 1882-26 – 554 Connecticut Avenue, Unit 101**

Attorney Russell Liskov recommended accepting the case involving a proposed rent increase from \$2,058 to \$2,450 per month for a one-bedroom apartment.

**\*\*MR. GUEST MOVED TO ACCEPT THE CASE.  
\*\*MS. SONJA OLIVER SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

**G. 1883-26 – 515 West Avenue, Apartment PH22**

Attorney Russell Liskov recommended accepting the case involving a complaint of decreased value of services due to water issues.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MS. PENN-WILLIAMS SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

**H. 1884-26 – 515 West Avenue, Apartment PH02**

Attorney Russell Liskov recommended accepting the case involving a complaint of decreased value of services and inability to use a portion of the apartment.

Discussion included questions from MS. PENN-WILLIAMS about workforce housing placement at Waypoint and the new YMCA, and responses from Coordinator Carlos Duque and Attorney Russell Liskov that Planning and Zoning, as well as the Fair Housing Officer, oversee such matters.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MS. PENN-WILLIAMS SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

**I. 1885-26 – 96 Richards Avenue, Apartment 301**

Attorney Russell Liskov recommended accepting the case involving a proposed rent increase from \$2,360 to \$2,485 per month for a two-bedroom apartment, including a request to backdate the increase. He anticipated negotiating a settlement.

**\*\*MS. SONJA OLIVER MOVED TO ACCEPT THE CASE.  
\*\*MS. FRAN COLLIER-CLEMMONS SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY. THE CASE WAS ACCEPTED.**

**VIII. OLD BUSINESS**

Chair Fran Collier-Clemmons asked if there was any old business. There was none.

**IX. NEW BUSINESS**

Chair Fran Collier-Clemmons asked if there was any new business or announcements. There were none.

**X. ADJOURNMENT**

**\*\*MS. SONJA OLIVER MOVED TO ADJOURN THE MEETING.  
\*\*MR. GUEST SECONDED THE MOTION.  
\*\*THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
Courtney Baldwin  
Recording Secretary

## NORWALK FAIR RENT COMMISSION

### OPEN CASES AS OF MAY 6, 2026

#### **1877-26**

53-55 Woodward Ave, Apt C. Landlord wants to increase the rent from \$985 a month to \$2178 a month for a 2-bedroom apartment. Tenant feels this rent increase is excessive due to her disability, economic situation and the condition of the apartment.

02/09/26 Complaint filed

02/19/26 Notifications mailed out via certified mail/electronic mail

03/01/26 Negotiations ongoing

04/02/26 Landlord requested a hearing

04/21/26 Hearing notices sent out via certified mail and electronic mail

**Staff recommends vote to take no action**

#### **1878-26**

11 Betts place, apartment #1. Landlord wants to increase rent from \$1950 a month to \$2500 a month for a three-bedroom apartment. Tenant feels this is excessive due to the condition of the unit.

02/13/26 Complaint received

02/20/26 Notifications mailed out via certified mail/electronic mail

03/11/26 Landlord came in to discuss with Fair Rent Commission (FRC) Coordinator

03/13/26 email received from tenant indicating they intend to move out by May 1, 2026.

04/22/26 Tenant texted FRC coordinator notifying his intentions to move out 05/01/26

04/28/26 Tenant emailed FRC coordinator about his intentions to move out by 05/01/26

05/06/26 FRC Coordinator confirmed with tenant that they had moved out. Complaint withdrawal emailed to tenant

**Staff recommends vote to close the case**

#### **1880-26**

8 Norden place, apt 311. Tenant filed a fair rent complaint stating that what he pays for rent and what the Halsted provides is far off.

02/18/26 Complaint filed

02/20/26 FRC staff spoke to tenant asking for clarification about his complaint

03/12/26 email sent out to tenants asking for clarification about his complaint

04/07/26 FRC staff called and left voicemail to tenant

05/06/26 email sent to tenant since we have not heard back from him

**Staff recommends vote to take no action**

#### **1881-26**

22 Bartlett Ave, 1st floor. Landlord wants to increase rent from \$2750 a month to \$2950 a month for a two-bedroom apartment. Tenant feels this is excessive due to the condition of the unit.

03/09/26 Complaint filed

03/20/26 Notifications mailed out via certified mail/electronic mail

03/11/26 tenant came in to discuss with FRC coordinator

04/20/26 Negotiations ongoing

**Staff recommends vote to take no action**

**1882-26**

554 Connecticut avenue, unit #101. Landlord wants to increase contract rent from \$2058 a month to \$2450 a month for a one-bedroom apartment. Tenants feels this is excessive due to her limited income.

03/16/26 Complaint filed

03/20/26 Notifications mailed out via certified mail/electronic mail

04/20/26 Negotiations ongoing

04/21/26 Agreement reached

04/30/26 New agreement signed and received

05/06/26 Complaint withdrawal sent out to tenant

**Staff recommends vote to close the case**

**1883-26**

515 West Ave, apartment PH22. Tenant filed a fair rent complaint due to the decrease in value of the services being provided, specifically her unit received water damage and has been unable to use her living room and kitchen while still paying full rent.

03/19/26 Complaint filed

03/20/26 Notifications mailed out via certified mail/electronic mail

04/01/26 FRC staff spoke to landlord's attorney

04/07/26 FRC staff spoke to tenant

04/22/26 Email sent out to tenant requesting an update

05/06/26 Email sent out to tenant requesting an update

**Staff recommends vote to take no action**

**1884-26**

515 West Ave, apartment PH02. Tenant filed a fair rent complaint due to the decrease in value of the services being provided, specifically his unit received water damage and has been unable to use about 15% of his unit while still paying full rent.

03/20/26 Complaint filed

03/31/26 Notifications mailed out via certified mail/electronic mail

04/07/26 voicemail left for tenant

04/22/26 Email sent out to tenant requesting an update

05/06/26 Email sent out to tenant requesting an update

**Staff recommends vote to take no action**

**1885-26**

93 Richards Avenue, apt. 301. Landlord wants to increase rent from \$2360 a month to \$2485 a month for a two-bedroom apartment and wants to back date the contract and rent increase to December 2025. Tenant feels this is unfair.

03/26/26 Complaint filed

03/31/26 Notifications mailed out via certified mail/electronic mail

04/20/26 Negotiations ongoing

**Staff recommends vote to take no action**

## NEW CASES

### **1886-26**

94 Lexington Ave #1. Landlord wants to increase rent from \$1850 a month to \$2150 a month for a two-bedroom apartment. Tenant feels this is excessive due to the condition of the unit.

04/16/26 Complaint filed

04/22/26 Notifications mailed out via certified mail

**Staff recommends vote to accept the case**

### **1887-26**

One Glover Ave, Apt 202. Landlord wants to increase rent from \$2823 a month to \$2998 a month for a two-bedroom apartment. The tenant feels this is excessive as she is a section 8 voucher holder and there was a previous agreement in place for the additional charges.

04/14/26 Complaint filed

**Staff recommends vote to accept the case**