

**CITY OF NORWALK
FAIR RENT COMMISSION
SPECIAL MEETING MINUTES – MAY 20, 2026
VIA ZOOM VIRTUAL MEETING AND COMMON COUNCIL CHAMBERS**

ATTENDEES: Fran Collier-Clemons (Chair), John Church, Brenda Penn-Williams, Hanson Guest, Peter Halladay, Tatiana Santiago, Jonnie Mae Weldon.

PARTIES: Diana Revolus (Tenant/Complainant), John Z (Representative for Zinchow Soundview LLC / Landlord/Respondent).

STAFF: Carlos Duque, Russell Liskov.

I. CALL TO ORDER

Chair Collier-Clemons called the meeting to order at 6:36 p.m and a quorum was present.

II. ROLL CALL

As noted above.

III. FAIR RENT COMMISSION HEARING – CASE # 1877-26

Diana Revolus v. Zinchow Soundview LLC

Chair Collier-Clemons reviewed the Commission’s authority under Connecticut General Statutes Sections 7-148b through 7-148f and the City of Norwalk Code, and outlined the hearing procedures. All parties who would testify were sworn in.

Ms. Revolus summarized her position, emphasizing her multiple sclerosis diagnosis, ongoing efforts to relocate, repeated maintenance issues and health department involvement, lack of insurance on the building, and her belief that the landlord’s actions constituted retaliation. She described her limited income from disability benefits and new insurance-related work, noting that expenses far exceed income. Mr. Church summarized the landlord’s position.

Extensive testimony and questioning addressed the tenant’s income (primarily Social Security disability at approximately \$1,640 per month, with emerging but currently minimal commission-based insurance work), family assistance, and expenses (rent, utilities, car, daycare, food, gas, etc.). The landlord presented evidence of market rents for comparable units and argued the tenant’s ability to pay had improved.

Testimony and photos addressed ongoing maintenance issues, including water pressure problems, electrical concerns, and general property conditions. Discussion covered provided appliances and utilities.

The landlord provided comparable rental listings. Commissioners noted the unit’s two-bedroom, approximately 838-square-foot size and its position as the lowest rent in the building.

Testimony addressed the timing of the rent increase notice relative to health department involvement and relocation. Commissioners found insufficient evidence of retaliation for the fair

rent complaint or good-faith repair requests. Additional relevant factors, including overall property conditions and location, were considered.

After full deliberation, the Commission determined that the fair rent for the unit should be set at **\$1,085 per month**, effective August 2026 through June 2027. The tenant was also ordered to pay court-ordered arrears of \$400 according to a payment plan coordinated with the landlord.

**** MR. CHURCH MOVED TO SET THE FAIR RENT AT \$1,085 PER MONTH EFFECTIVE AUGUST 2026, WITH THE TENANT ORDERED TO PAY \$400 IN ARREARS ACCORDING TO AN AGREED PAYMENT PLAN.**

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

**** THE MOTION PASSED (5 IN FAVOR (SANTIAGO, CHURCH, WELDON, HALLADAY, GUEST), 2 OPPOSED (COLLIER-CLEMONS, PENN-WILLIAMS.)**

IV. ADJOURNMENT

**** A MOTION WAS MADE TO ADJOURN THE MEETING.**

****THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at approximately 10 PM.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary