

CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING MINUTES - AUGUST 5, 2026
BY ZOOM VIRTUAL MEETING

MEMBERS PRESENT: Fran Collier-Clemmons, Chair; John Church; Johnnie Mae Weldon; Tatiana Santiago; Brenda Penn-Williams; Peter Halladay.

STAFF: Keenan McMahon; Carlos Dukes, Fair Rent Coordinator; Russell Liskov, Commission Attorney

CALL TO ORDER

Chair Collier-Clemmons called the meeting to order at 7:30 p.m. and confirmed a quorum was present.

ROLL CALL

The Chair took attendance as noted above.

ACCEPTANCE OF MINUTES

A. Regular Meeting of June 3, 2026

Members reviewed the minutes page by page. One correction was noted: Commissioner Tatiana Santiago's name had been listed twice on page 1 and the duplicate entry was ordered deleted.

**** MOTION MADE BY MS. PENN-WILLIAMS, SECONDED BY MR. HALLADAY, TO ACCEPT THE MINUTES OF JUNE 3, 2026 AS AMENDED WITH THE CORRECTION NOTED.**

**** MOTION PASSED; MR. CHURCH ABSTAINED.**

PUBLIC PARTICIPATION

No members of the public were present to speak or comment.

REPORTS

A. Chair's Report

Chair Collier-Clemmons reported that, due to scheduling logistics associated with the July 4th 250th-anniversary commemoration of American independence, the Commission's July meeting could not be held. She thanked members for their attendance at the August meeting and had no other comments.

B. Coordinator's Report

Coordinator Carlos Dukes presented a comparison of Fair Rent Commission case traffic between 2025 and 2026 (after initial screen-sharing difficulties). He noted an uptick in February 2026 tied to winter storm-related water damage and resulting relocations at a couple of properties; outside of that spike, monthly volume has run approximately 20 to 30 residents seeking assistance, most commonly regarding evictions and security deposits. He stressed the importance of tenants documenting unit condition with photos and video and completing a written walkthrough with the landlord at move-in, noting that some landlords and property management companies have withheld security deposits for ordinary wear and tear rather than genuine damage, and encouraged residents to keep thorough records to avoid disputes and small-claims filings in housing court. Commissioner Church asked about an unusually low traffic total recorded for March 2025; Mr. Dukes explained he had been out of the office for most of that month, which likely accounts for the gap.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

Attorney Russell Liskov presented the open case docket on behalf of staff.

A. Case 1881-26 – 22 Bartlett Avenue, 1st Floor

The landlord seeks to raise the rent from \$2,750 to \$2,950 per month. The complaint was filed in March 2026. Staff has been trying to reach the tenant, who has been dealing with a medical issue; a voicemail was left earlier in the week with no response yet. Staff recommended taking no action this month.

**** MOTION (MR. CHURCH) TO TAKE NO ACTION ON 1881-26.
MOTION PASSED.**

B. Case 1883-26 – 515 West Avenue, Apartment PH22

The tenant filed a complaint alleging a decrease in the value of services. Staff reported repeated, unsuccessful attempts to obtain evidence and updates from the tenant since the spring, with the tenant last responsive in approximately April; staff recommended closing the case for failure to cooperate, noting the tenant retains the right to refile.

**** MOTION (MR. CHURCH, SECONDED BY MR. HALLADAY) TO CLOSE
1883-26.**

**** MOTION PASSED 3-1 (MS. PENN-WILLIAMS OPPOSED).**

C. Case 1884-26 – 515 West Avenue, Apartment PH02

The tenant filed a complaint alleging water damage that made roughly 15% of the unit unusable while paying full rent. The complaint was filed in March;

the tenant later told staff he was moving out, and the landlord confirmed on June 3 that the tenant had vacated. Staff recommended closing the case.

**** MOTION (MR. CHURCH, SECONDED BY MR. HALLADAY) TO CLOSE 1884-26.**

**** MOTION PASSED.**

D. Case 1885-26 – 93 Richards Avenue, Apartment 301

The landlord seeks to increase the rent on a two-bedroom unit from \$2,360 to \$2,485 per month. Staff has been negotiating with the property manager; no counteroffer had been received as of July 8. Staff recommended taking no action to allow negotiations to continue.

**** MOTION (MS. PENN-WILLIAMS, SECONDED BY MS. WELDON) TO TAKE NO ACTION ON 1885-26. MOTION PASSED.**

E. Case 1886-26 – 94 Lexington Avenue, Apartment 1

The landlord seeks to increase the rent on a two-bedroom unit from \$1,850 to \$2,150 per month. The complaint was filed in mid-April. The landlord and tenant are finalizing a new month-to-month lease after removing several disputed charges; staff expect the matter to resolve next month and recommended taking no action.

**** MOTION (MR. CHURCH, SECONDED BY MS. WELDON) TO TAKE NO ACTION ON 1886-26. MOTION PASSED.**

F. Case 1887-26 – 1 Glover Avenue, Apartment 202

The landlord seeks to increase the rent on a two-bedroom, Section 8 voucher unit from \$2,823 to \$2,998 per month. The complaint was filed in mid-April. The tenant has since filed for bankruptcy, and an automatic stay is in effect. Staff recommended taking no action so as not to interfere with the bankruptcy stay or prejudice the tenant's rights, noting the matter is likely to remain open for some time.

**** MOTION (MS. WELDON, SECONDED BY MR. CHURCH) TO TAKE NO ACTION ON 1887-26. MOTION PASSED.**

G. Case 1888-26 – 230 East Avenue, Apartment C124

The tenant filed a complaint alleging a decrease in the value of services. The tenant separately has a pending eviction for non-payment of rent; a stay of execution originally set to expire July 31, 2026 was extended by the court to August 31, 2026. Staff recommended taking no action pending the outcome.

**** MOTION (MS. WELDON, SECONDED BY MR. CHURCH) TO TAKE NO ACTION ON 1888-26.**

**** MOTION PASSED.**

H. Case 1889-26 – 11 Phillips Street, Unit 2B

The landlord seeks to increase the rent from \$2,300 to \$2,450 per month. A notice to quit for non-payment of rent was served on the tenant before the Fair Rent complaint was filed in early May; judgment entered in housing court, with a stipulated stay of execution through August 31, 2026. Staff recommended taking no action.

**** MOTION (MR. CHURCH, SECONDED BY MR. HALLADAY) TO TAKE NO ACTION ON 1889-26.**

**** MOTION PASSED.**

I. Case 1890-26 – 10 Willard Road, Apartment 232

The landlord seeks to increase the rent from \$2,914 to \$3,151 per month. The complaint was filed in mid-May, with notifications mailed at the end of May. Negotiations with the landlord and tenant are ongoing, and the matter is also pending in the court system. Staff recommended taking no action.

**** MOTION (MR. CHURCH, SECONDED BY MS. WELDON) TO TAKE NO ACTION ON 1890-26. MOTION PASSED.**

J. Case 1891-26 – 19 Day Street, Apartment 105

The tenant filed a complaint regarding an ongoing rodent and pest infestation. Staff worked with the landlord, who implemented a full remediation plan; the tenant reported satisfaction with the outcome and withdrew the complaint. Staff recommended closing the case.

**** MOTION (MS. WELDON, SECONDED BY MS. PENN-WILLIAMS) TO CLOSE 1891-26. MOTION PASSED.**

PRESENTATION OF NEW CASES

A. Case 1892-26 – 5 Bridge Street, Apartment 1

The tenant filed a complaint alleging a decrease in the value of services due to non-functioning air conditioning. The complaint was filed June 11; notifications have been mailed and negotiations are underway. Staff recommended acceptance.

**** MOTION (MS. PENN-WILLIAMS, SECONDED BY MS. WELDON) TO ACCEPT 1892-26. MOTION PASSED.**

B. Case 1893-26 – 218 Flax Hill Road, Apartment 7

The tenant filed a complaint regarding a \$75 monthly rent increase and a proposed \$20 convenience fee for electronic rent payment. The complaint was filed June 18; notifications have been sent and negotiations are underway. Staff recommended acceptance.

**** MOTION (MR. CHURCH, SECONDED BY MR. HALLADAY) TO ACCEPT 1893-26. MOTION PASSED.**

C. Case 1894-26 – 430 Main Avenue, Apartment R2

The tenant filed a complaint regarding a \$400 increase in a parking charge. The matter was resolved directly between the landlord and tenant, the parking charge was removed, and the tenant withdrew the complaint. Staff recommended non-acceptance.

**** MOTION (MR. CHURCH, SECONDED BY MS. WELDON) NOT TO ACCEPT 1894-26.**

**** MOTION PASSED.**

D. Case 1895-26 – 300 Glover Avenue, Apartment 343

The tenant filed a complaint requesting a rent reduction based on income. The tenant subsequently emailed the Coordinator withdrawing the complaint. Staff recommended non-acceptance.

**** MOTION (MS. PENN-WILLIAMS, SECONDED BY MR. CHURCH) NOT TO ACCEPT 1895-26. MOTION PASSED.**

E. Case 1896-26 – 41 Wolfpit Avenue, Apartment 9H

The tenant filed a complaint alleging a decrease in the value of services. The Health Department was contacted, and the tenant moved out on August 3. Staff recommended non-acceptance, as the tenant has vacated and there is no further action available to the Commission.

**** MOTION (MS. WELDON, SECONDED BY MR. HALLADAY) NOT TO ACCEPT 1896-26. MOTION PASSED.**

F. Case 1897-26 – 5 Bird Avenue, Apartment 3

The tenant filed a complaint alleging a six-day loss of power (due to an electrical issue and small fire) without hotel relocation, resulting in additional expenses. The complaint was filed July 13; notifications have been mailed. Staff recommended acceptance.

**** MOTION (MR. CHURCH, SECONDED BY MS. WELDON) TO ACCEPT 1897-26. MOTION PASSED.**

G. Case 1898-26 – 289 Main Avenue, Apartment 26

The tenant filed a complaint alleging a 100% rent increase in connection with a month-to-month tenancy. The complaint was filed approximately two weeks prior to the meeting. Staff recommended acceptance, noting that differential pricing between month-to-month and fixed-term tenancies falls within the Commission's jurisdiction.

**** MOTION (MR. CHURCH, SECONDED BY MR. HALLADAY) TO ACCEPT 1898-26. MOTION PASSED.**

OLD BUSINESS

A. Fair Rent Commission Dinner

Coordinator Dukes reported the Commission's dinner will be held Wednesday, August 19, 2026 at 6:30 p.m. at Oak Hills Country Club, the same venue as last year. A brief training session will precede the dinner, presented by two attorneys, on Robert's Rules of Order and hearing tips for Fair Rent Commission proceedings. There is no charge for commissioners; guests are expected to cost approximately \$30 each (to be confirmed), and refreshments and a cash bar will be available. Mr. Dukes asked all commissioners to confirm their attendance and any guests by email or phone call by Friday so that arrangements can be finalized.

NEW BUSINESS

Attorney Liskov reported that the landlord in the Revelos matter — in which the Commission had previously ruled on a \$100 monthly rent increase — has appealed the Commission's decision to Superior Court. He and Mr. Dukes met with the City's Corporation Counsel, which will represent the Commission in the appeal in lieu of outside counsel due to budget considerations. Attorney Liskov expressed confidence the decision would withstand appellate review, noting that a commission decision will be upheld so long as it was not arbitrary or capricious and had a rational basis in the record. Ms. Penn-Williams noted she had been contacted directly regarding a related matter; Attorney Liskov advised the Commission not to discuss it further so as not to taint the Commission's position.

Ms. Penn-Williams announced the NAACP Freedom Fund Dinner, to be held Friday, October 16, 2026 at Giovanni's in Darien, with tickets at \$130, and encouraged commissioners to attend.

ADJOURNMENT

**** MR. CHURCH MOVED TO ADJOURN; SECONDED BY MR. HALLADAY.**

**** MOTION PASSED.**

The meeting adjourned at 8:48 p.m.

Respectfully submitted,
Courtney Baldwin
Recording Secretary

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