

**CITY OF NORWALK
FAIR RENT COMMISSION
SPECIAL MEETING MINUTES - JULY 9, 2025**

Time: 7:30 PM

Location: Via Zoom Conference

I. CALL TO ORDER

Mr. Church called the meeting to order at 7:39 p.m.

II. ROLL CALL

Mr. Church conducted the roll call and confirmed a quorum was present.

Board Members Present: John Church (Chair), Sonja Oliver, Lunise Constant, Peter Halladay, Johnnie Mae Weldon (7:47 p.m.).

Additional Attendees: Carlos Duque (Fair Rent Coordinator), Russell Liskov (Attorney).

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 4, 2025

Ms. Constant and Ms. Oliver noted corrections: the spelling of Ms. Collier-Clemmons' name and a language clarification on page 3 ("the motion" instead of "their motion").

**** MS. OLIVER MOVED TO ACCEPT THE MINUTES OF JUNE 4, 2025, AS AMENDED.**

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

****THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

Ms. Jackie McDougall addressed the Commission to express her interest in housing and fair rent issues. She was in attendance to learn about the Commission's work. There were no further public comments.

V. REPORTS

A. Chair's Report

The Commission anticipates holding a hearing sometime in the fall. Mr. Church emphasized the importance of commissioner attendance and explained that hearings require more participants and may run longer than regular meetings.

B. Coordinator's Report

Mr. Duque reported assisting close to 400 residents in the fiscal year, including tenants facing evictions, rent increases, repairs, and security deposit issues. He noted the challenges tenants face with court documentation and described assisting them in preparing and submitting court forms. Mr. Duque detailed recent outreach, including a Fair Rent presentation to the Health Department. He plans on doing quarterly public outreach, virtually and in Spanish. He discussed the upcoming statewide event for August 6, 2025, in New Haven.

VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

A. 1831-23

Attorney Liskov reported that the parties continue to cooperate informally, with rent payments current and no recent complaints. While no written agreement has been finalized, both sides appear satisfied. Attorney Liskov recommended no action at this time.

**** MS. OLIVER MOVED TO TAKE NO ACTION ON CASE #1831-23.**

****MS. WELDON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. 1861-25

Attorney Liskov explained that the tenant and landlord have entered a new lease and the tenant has withdrawn the complaint. Attorney Liskov recommended closing the case.

**** MS. OLIVER MOVED TO CLOSE CASE #1861-25.**

**** MR. HALLADAY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

C. 1862-25

Attorney Liskov stated this case is about a proposed rent increase. Discussions remain ongoing and a hearing is planned for September. No action was recommended at this time.

**** MS. OLIVER MOVED TO TAKE NO ACTION ON CASE #1862-25.**

**** MS. CONSTANT SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

VII. PRESENTATION OF NEW CASES

A. 1865-25

The tenant was billed for marshal and attorney fees after a late rent payment. Attorney Liskov advised this issue falls outside the Fair Rent Commission's jurisdiction and recommended not accepting the case.

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

B. 1866-25

This case involved a \$400 charge to the tenant for toilet replacement, which the tenant felt was excessive. Attorney Liskov determined this matter falls outside the Commission's scope and recommended not accepting the case.

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

C. 1867-25

The tenant alleged uninhabitable conditions due to noise from the upstairs apartment. Attorney Liskov noted that general noise complaints do not fall within the Commission's jurisdiction unless the circumstances are extreme.

**** MS. OLIVER MOVED NOT TO ACCEPT THE CASE.**
**** MS. WELDON SECONDED.**
**** THE MOTION PASSED, WITH ONE ABSTENTION (MR. CHURCH).**

D. 1868-25

This case concerns a proposed rent increase from around \$2,100 to \$3,000 per month for a two-bedroom apartment, which the tenant claimed was excessive. Attorney Liskov advised the case was appropriate for Commission review.

**** MS. OLIVER MOVED TO ACCEPT THE CASE.**
**** MS. WELDON SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

VIII. OLD BUSINESS

A. Fair Rent Commission Dinner

Mr. Duque reported on arrangements for the Commission dinner with a presentation by lawyers from Connecticut Legal Housing. The event will be held August 6, 2025, at Odean's Restaurant at 6:30 p.m., followed by dinner at 7:30 p.m. This will be a working dinner event with Q&A opportunity for commissioners. Invitation to be extended to former commissioners.

IX. NEW BUSINESS

Ms. Weldon and Mr. Duque discussed the importance of tenants documenting apartment conditions, especially for residents with long tenancies, as disputes over wear and tear and damaged items can arise during move-out. Mr. Duque described a recent case where a tenant

found new occupants moving in before their move-out deadline, resulting in an unresolved dispute. No formal new business was introduced.

X. ADJOURNMENT

**** MS. OLIVER MOVED TO ADJOURN.**

**** MR. HALLADAY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:43 PM.

Respectfully submitted,
Courtney Baldwin