



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

SEPTEMBER 3, 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. **Special Meeting: July 9, 2025**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
 - A. **Chair's Report**
 - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
 - A. **1831-23**

B. 1862-25

C. 1868-25

VII. PRESENTATION OF NEW CASES

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**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

DRAFT

NORWALK FAIR RENT COMMISSION
OPEN CASES AS OF SEPTEMBER 3, 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
- 06/03/25 Emailed sent out to both parties about an update and about putting them on the agenda for July's meeting to explained why the agreement has not been reached.
- 07/09/25 Emailed sent out to both parties requesting an update or a finalized agreement
- 08/11/25 Emailed sent out to both parties about status of agreement. Notice given that failure to respond would cause the commission to vote at September's meeting to dismiss the case

Staff Recommends vote to close the case

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

05/30/25 Hearing notices being prepared for July's hearing

06/24/25 Electronic notification sent out postponing hearing date until September.

08/29/25 Email sent out postponing hearing until October

Staff Recommends vote to take no action

1868-25

17 Linden st, Unit #2. Landlord wants to increase rent from \$2100 a month to \$3000 a month for a 2-bedroom apartment. Tenant feels this is excessive.

06/05/25 Complaint filed

06/13/25 Notifications sent out via electronic and certified mail

06/24/25 Carlos spoke to landlord and tenant

07/01/25 Tenant came in to talk to Carlos

07/08/25 negotiations ongoing

07/13/25 TN emailed me that she would be moving out the first week in August

08/11/25 Carlos spoke to TN, she did move out. Complaint withdrawal emailed to her.

09/03/25 Complaint withdrawal returned

Staff recommends vote to close the case

NEW CASES