



## REGULAR MEETING – FAIR RENT COMMISSION AGENDA

FEBRUARY 4, 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. **Regular Meeting: January 7, 2026**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
  - A. **Chair's Report**
  - B. **Coordinator's Report**
- VI. **REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
  - A. **1862-25**

B. 1871-25

C. 1875-25

D. 1876-25

VII. PRESENTATION OF NEW CASES

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK  
FAIR RENT COMMISSION  
REGULAR MEETING MINUTES - JANUARY 7, 2026  
VIA ZOOM VIRTUAL CONFERENCE**

**ATTENDEES** : John Church (Chair), Fran Collier-Clemmons, Brenda Penn-Williams, J. Hanson Guest, Tatiana Santiago, Lunise Constant, Peter Halliday, Sonja Oliver, Johnnie Mae Weldon.

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

**I. CALL TO ORDER**

The regular meeting of the Norwalk Fair Rent Commission was called to order by Mr. Church at 7:31 p.m. on Wednesday, January 7, 2026.

**II. ROLL CALL**

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

**III. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: December 10, 2025**

Mr. Church noted a correction to Commissioner Halliday's last name spelling (H-a-l-l-a-d-a-y). No further changes were proposed.

**\*\* MS. OLIVER MOVED TO ACCEPT THE MINUTES OF THE DECEMBER 10, 2025 REGULAR MEETING AS CORRECTED, INCLUDING THE CORRECTIONS TO THE NOVEMBER 2025 MINUTES AS DESCRIBED.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

The minutes of the December 10, 2025, regular meeting were accepted as corrected.

**IV. PUBLIC PARTICIPATION**

Mr. Church opened the floor for public participation. Ms. Jaquell addressed the Commission, introduced herself, and stated that she was attending as a spectator and had no comments at that time.

There was no further public participation.

**V. REPORTS**

Mr. Church, as Chair, welcomed everyone to the first meeting of 2026 and introduced Ms. Keenan McMahon, the new Human Services Director for the City of Norwalk, who began her

position on January 5, 2026. He noted that Ms. McMahon now has oversight of the Fair Rent function within the Community Services Department, succeeding Ms. Ana Vivian Estrella. He also reported that Mr. Lamont Daniels, previously involved with city services support for the Commission, is now Chief of Staff to the new Mayor. Mr. Church expressed optimism about continued support for the Commission's mission to ensure fair and reasonable rents and prevent exploitation. He further noted that a scheduled hearing for the current month would not be necessary due to a successful resolution.

Mr. Duque provided the Coordinator's report. He stated that he continues to assist residents with inquiries, complaints, and education regarding tenant and landlord rights and responsibilities. Heating and hot water issues have been prominent during the winter season, and he commended the Health Department and Housing Inspectors for their prompt responses. He advised tenants facing issues outside office hours to contact the Police Department or call 911. Mr. Duque reported that evictions remain ongoing, and he continues to educate tenants that the process through the court system typically takes 6 to 8 weeks. He also addressed security deposit concerns, reminding residents that Connecticut law allows landlords 21 days after move-out to return the deposit or provide an itemized accounting of deductions.

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

### **A. 1862-25**

Mr. Liskov reported that the parties reached a comprehensive settlement agreement resolving two civil lawsuits and the Fair Rent complaint. The agreement was finalized in court that day, with signed copies expected to be submitted to the judge by the following Monday. He recommended no action be taken at this meeting but that the case remain on the agenda for one additional month to confirm final judicial approval.

**\*\* MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1862-25 AT THIS TIME.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

### **B. 1871-25**

Mr. Liskov reported on this case, and he recommended no action be taken.

**\*\* MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1871-25 AT THIS TIME.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

### **C. 1873-25**

Mr. Liskov reported on this case, and he recommended no action be taken.

**\*\* MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1873-25 AT THIS TIME.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

**D. 1874-25**

Mr. Liskov reported on this case, and he recommended no action be taken.

**\*\* MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1874-25 AT THIS TIME.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

**E. 1875-25**

Mr. Liskov reported on this case, and he recommended no action be taken.

**\*\* MS. WELDON MOVED TO TAKE NO ACTION ON CASE 1875-25 AT THIS TIME.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

**VII. PRESENTATION OF NEW CASES**

**A. 1876-25**

Mr. Liskov presented the new case at One Glover Avenue, Apartment 222. The landlord is seeking to increase rent from \$2,993 to \$3,172 per month for a two-bedroom apartment. The complaint was filed in mid-December 2025, notifications were sent, and initial contact efforts are underway. He recommended acceptance of the case as it falls within the Commission's jurisdiction.

**\*\* MS. OLIVER MOVED TO ACCEPT CASE 1876-25.**

**\*\* MS. J. HANSON GUEST SECONDED THE MOTION.**

**\*\*THE MOTION PASSED UNANIMOUSLY. CASE 1876-25 WAS ACCEPTED.**

**VIII. OLD BUSINESS**

**A. Nominating Committee Update**

Mr. Hanson-Guest, as Chair of the Nominating Committee, reported that the committee met and proposed the following slate: Ms. Collier-Clemmons for Chair and Ms. Constant for Vice Chair. Both individuals had agreed to serve if elected. No additional nominations were made from the floor.

The Commission first voted on the position of Chair.

**\*\* MS. OLIVER MOVED TO ELECT MS. COLLIER-CLEMMONS AS CHAIR OF THE FAIR RENT COMMISSION.**

**\*\*THE MOTION PASSED UNANIMOUSLY. MS. COLLIER-CLEMMONS WAS ELECTED CHAIR.**

The Commission then voted on the position of Vice Chair.

**\*\* MS. OLIVER MOVED TO ELECT MS. CONSTANT AS VICE CHAIR OF THE FAIR RENT COMMISSION.**

**\*\*THE MOTION PASSED UNANIMOUSLY. MS. CONSTANT WAS ELECTED VICE CHAIR.**

Mr. Church congratulated both officers and expressed confidence in their leadership.

#### **IX. NEW BUSINESS**

There was no new business.

#### **X. ADJOURNMENT**

**\*\* MS. OLIVER MOVED TO ADJOURN THE MEETING.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:30 p.m.

**Respectfully Submitted,  
Courtney Baldwin,  
Recording Secretary**

**NORWALK FAIR RENT COMMISSION**

**OPEN CASES AS OF FEBRUARY 4, 2026**

**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
- 10/07/25 Negotiations ongoing
- 10/31/25 Negotiations ongoing
- 11/10/25 Hearing scheduled for December
- 12/03/25 Hearing postponed until January 2026
- 12/15/25 Negotiations ongoing, close to an agreement. Hearing postponed til February
- 01/08/26 Tenants came in to drop off documents
- 01/09/26 Complaint withdrawal signed

**Staff recommends vote to close the case**

**1871-25**

10 Willard rd, Apt #206. Landlord wants to increase rent from \$2,318 a month to \$2,434 a month for a one-bedroom apartment. Tenant is a senior citizen, and a section 8 voucher holder on limited income. Tenant feels this is excessive.

- 09/29/25 Complaint filed
- 09/29/25 Notifications sent out via electronic and certified mail
- 10/21/25 Carlos spoke to tenant
- 10/27/25 Carlos and Russell spoke to property management
- 11/05/25 Negotiations ongoing
- 11/19/25 tentative agreement reached
- 12/09/25 waiting for Norwalk Housing Authority to send over updated documents to the property manager for the new lease to be created
- 01/06/26 Received notification from property manager that tenants will be moving at the end of the month
- 02/03/26 Complaint withdrawal signed

**Staff recommends vote to close the case**

**1875-25**

34 Bartlett Ave Apt 1. Landlord wants to increase rent from \$1,400 a month to \$2,000 a month for a two-bedroom apartment. Tenant feels this is excessive.

- 12/07/25 Complaint filed
- 12/16/25 Notifications sent out via mail

12/31/25 Landlord spoke with Carlos  
01/06/26 Negotiations ongoing  
01/29/26 New lease provided by landlord  
02/02/26 Lease electronically mailed to tenant  
02/04/26 Voicemail left for tenant

**Staff recommends vote to take no action**

**1876-25**

One Glover Ave, Apt 222. Landlord wants to increase rent from \$2993 a month to \$3172 a month for a two-bedroom apartment. Tenant feels this is excessive as she is on limited income, has a section 8 voucher and the housing authority denied the increase from the landlord.

12/18/25 Complaint filed  
12/30/25 Notifications sent out via mail  
02/04/26 Negotiations ongoing

**Staff recommends vote to take no action**

**NEW CASES**