

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
SEPTEMBER 4, 2024**

VIA TELECONFERENCE

ATTENDANCE: John Church, Chair; Fran Collier-Clemmons, Vice Chair; Lunise Constant, Sonja Oliver

OTHERS: Carlos Duque, Fair Rent Coordinator; Atty. Russell Liskov

CALL TO ORDER

Commissioner Church called the meeting to order at 7:32 p.m. A quorum was present.

APPROVAL OF MINUTES OF PREVIOUS MEETING

A. August 7, 2024

**** COMMISSIONER OLIVER MOVED TO APPROVE THE MINUTES OF THE AUGUST 7, 2024 AS SUBMITTED.**

**** COMMISSIONER CONSTANT SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 7, 2024 AS SUBMITTED PASSED WITH TWO (2) IN FAVOR (CONSTANT AND OLIVER) AND ONE (1) ABSTENTION. (COLLIER-CLEMMONS).**

CHAIR'S REPORT

Commissioner Church thanked everyone for attending and said he hoped they had a wonderful summer.

COORDINATOR'S REPORT

Mr. Duque said that he was out of the office for a week. There have been a few more evictions and a few more rent increases. He also said that the landlord's rules for charging a flat rate for late fees have changed and the State has capped late fees at \$50.00 per month.

He also encourages the renters to keep the receipts for security deposits and reviewed the details of the new changes. Many of the renters pay in cash. It is important to have those receipts if they have to file a claim at Small Claims Court after 20 days to get their deposit back.

Next month, the Norwalk Housing Authority will be hosting a Landlord seminar for those who have tenants that are Section 8 voucher holders. Mr. Duque will be participating in this seminar

along with the staff from the Norwalk Housing Authority about what the landlords are allowed to do and what they are not allowed to do.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

a. 1831-23

Atty. Liskov presented the case to the Commission. He recommended to take no action.

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

**** COMMISSIONER COLLIER-CLEMMONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

b. 1839-23

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE #1839-23.**

**** COMMISSIONER OLIVER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

c. 1848-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE #1848-24.**

**** COMMISSIONER COLLIER-CLEMMONS SECONDED.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (COLLIER-CLEMMONS, OLIVER AND CONSTANT) AND ONE (1) ABSTENTION (CHURCH).**

d. 1849-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE #1849-24.**

**** COMMISSIONER COLLIER-CLEMMONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

e. 1851-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE #1851-24.**

**** COMMISSIONER OLIVER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

f. 1852-24

Atty. Liskov presented the case to the Commission. He recommended no action at this time.

**** COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE #1852-24.**

**** COMMISSIONER COLLIER-CLEMMONS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY**

g. 1853-24

Atty. Liskov presented the case to the Commission. He recommended to close the case.

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO CLOSE CASE #1853-24.**

**** COMMISSIONER OLIVER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

PRESENTATION OF NEW CASES

a. 1854-24

Atty. Liskov presented the case to the Commission. He recommended the Commission to hear the case.

**** COMMISSIONER OLIVER MOVED TO HEAR CASE #1854-24.**

**** COMMISSIONER CONSTANT SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS

There was no Old Business to consider at this time.

NEW BUSINESS

Commissioner Church announced that Commissioner Guest had contacted them to inform them that his daughter had suddenly passed away. Commissioner Collier-Clemmons asked if a card has been sent to acknowledge this. Mr. Duque said that he would send a card to Commissioner Guest.

ADJOURNMENT

**** COMMISSIONER COLLIER-CLEMMONS MOVED TO ADJOURN.**
**** COMMISSIONER OLIVER SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:52 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

DRAFT