

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 8, 2024
VIA TELECONFERENCE**

ATTENDANCE: John Church; Chair, Fran Collier-Clemmons: Vice Chair, Peter
Halladay; Commissioner, Brenda Penn-Williams;
Commissioner Johnnie Mae Wheldon,;
Commissioner, J. Hanson Guest; Alternate (7:05 p.m.)

STAFF: Carlos Duque, Russell Liskov, Esq.

OTHER: Sharon Roy; Court Reporter,

A. CALL TO ORDER

Mr. Church called the meeting to order at 6:39 p.m.

B. APPROVAL OF MINUTES OF PREVIOUS MEETING

a. April 3, 2024

** MS. PENN-WILLIAMS MOVED TO ACCEPT THE MINUTES AS
AMENDED.
** THE MOTION WAS SECONDED.
** THE MOTION PASSED WITH ONE ABSTENTION (UNIDENTIFIED).

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C. CHAIR'S REPORT

Mr. Church presented the chairs report. He extolled the virtues of the hearing system to for bringing parties together and finding solutions.

D. COORDINATOR'S REPORT

Mr. Duque had nothing prepared due to his preparations for the hearing.

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E. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

a. 1831-23

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 is excessive due to her limited income.

Attorney Liskov stated a hearing has been scheduled for June 8, 2024.

Attorney Liskov recommended a vote to take no action.

**** A MOTION WAS MOVED FORWARD TO TAKE NO ACTION
** MR. HALLADAY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY**

Ms. Collier Clemmons asked to be excused at 8:19 p.m.

Mr. Church Called the hearing to order at 6:44 p.m.

1839-23

6 Elm St, 1st Floor. Landlord wants to increase rent from \$1000 to \$1900 per month. Tenant feels this is excessive due to the condition of the apartment and building.

Danielle Dioro tenant vs. 6 Elm Street LLC. landlord.

Mr. Church outlined the case, described what powers the commission had and described the hearing process.

The two individuals were sworn in and gave there names and addresses.

- Menachem Shapiro
729 (inaudible) Street, New Haven
- Dannielle Dioro
6 Elm Street, Norwalk Connecticut

Mr. Duque presented a review of the documents submitted for the hearing.

Ms. Dioro gave her opening statement.

David Rosenberg, Esq. spoke for Mr. Shapiro.

Mr. Church indicated both parties engaged in a negotiation, and a settlement was agreed upon. He stated the complaint hadn't been withdrawn. He said the case would be left open and a hearing scheduled for a future month in case an agreement isn't signed.

**** MR.HALLADAY MOVED TO ADJOURN THE HEARING.
** MS. COLLIER-CLEMMONS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY**

The hearing ended at 8:16

The meeting resumed at 8:19 p.m.

Attorney Liskov recommended a vote to take no action.

**** MS. WHELDON MOVED TO TAKE NO ACTION ON CASE 1839-23.
** MS. PENN-WILLIAMSILLIAMS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1840-24

23 1 / 2 Bouton St, Apt #1. Landlord wants to increase the rent from \$1350 a month to \$1600 a month for a 2 BR apartment. Tenant feels this is excessive due to the size and condition of the apartment.

Attorney Liskov said the matter was resolved pending a signature on a new lease.

**** MS. WHELDON MOVED TO TAKE NO ACTION ON CASE 1840-24.
** MS. PENN-WILLIAMS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

1843-24

213 Ely Ave, Unit #1. Landlord wants to increase the rent from \$1,100 a month to \$2,500 a month for a 2BR apartment. Tenant feels this is an excessive rental increase.

The tenant has moved out, and has not responded to any attempts at contact.

Attorney Liskov recommended the case be closed.

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE
1843.24.**

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**** MS. WHELDON SECONDED THE MOTION.**
**** THE MOTION PASSED WITH ONE ABSTENTION (MR.GUEST).**

1845-24

213 Ely Ave, Unit #6. Landlord wants to increase the rent from \$1,300 a month to \$1,800 a month for a studio. Tenant feels this is an excessive rental increase.

Attorney Liskov stated an agreement was reached and they are waiting for the complaint withdrawal. Attorney Liskov recommended taking no action

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE**
1845-24.
**** THE MOTION WAS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

1846-24

213 Ely Ave, Unit #3. Landlord wants to increase the rent from \$1,350 a month to \$3,700 a month for a 3BR apartment. Tenant feels this is an excessive rental increase.

Attorney Liskov recommended that the case be closed.

**** MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1846-24.**
**** MR. HALLADAY SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

1847-24

213 Ely Ave, Unit #4. Landlord wants to increase the rent from \$2,400 a month to \$3,700 a month for a 3BR apartment. Tenant feels this is an excessive rental increase.

The tenant moved out and can't be reached about signing a withdrawal agreement.

Attorney Liskov recommended the case be closed.

**** MS. PEN-WILLIAMS MOVED TO CLOSE CASE 1847-24.**
**** MR. COLLIER-CLEMMONS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

1848-24

44 Plymouth Ave, Unit #1. Landlord wants to increase rent from \$1,700 a month to \$2,220 a month for a 2BR apartment. Tenant feels this is an excessive rental increase.

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Attorney Liskov stated both parties were unwilling to negotiate so a hearing was scheduled for July.

Attorney Liskov recommended no action should be taken.

Mr. Church recused himself.

**** MS. PENN-WILIAMS MOVED TO TAKE NO ACTION ON CASE
1848-24.**

**** MS. COLLIER-CLEMMONS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

1849-24

12 Naromake Ave, Unit B. Landlord wants to increase the rent from \$3,200 a month to \$3,800 a month for a 4BR house. Tenant feels this rental increase is excessive.

Pending research, and a failure by the complainant to respond, Attorney Liskov recommended no action should be taken.

**** MS. WHELDON MOVED TO TAKE NO ACTION ON CASE
1849-24.**

**** MR. HALLADY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

F. PRESENTATION OF NEW CASES

a. 1850-24

Attorney Liskov stated the tenant and the property management company have come to an agreement. He said they were waiting for the withdrawal to be signed.

**** MR. HALLADAY MOVED TO TABLE CASE 1850-24.**

**** MS. PENN-WILLIAMS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY**

B. OLD BUSINESS

a. Fair Rent Commission Brunch

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Mr. Duque discussed the updated plans and costs for the brunch.

A. NEW BUSINESS

There was no new business on the agenda

B. MOTION TO ADJOURN

**** MR. HALLADAY MOVED TO ADJOURN THE MEETING.
** MS. WHELDON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting ended at 8:48 p.m.

Respectfully submitted
China Mayhew
Telesco Secretarial Services