

**FAIR RENT COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 6, 2024
VIA TELECONFERENCE**

ATTENDANCE: John Church; Chair, Fran Collier-Clemmons; Vice Chair, Brenda
Penn-Williams, Samuel Pride, J. Hanson Guest, Peter
Halladay, Sonya Oliver, Johnnie-Mae Weldon (8:12
p.m.)

STAFF: Carlos Duque, Russell Liskov, Esq.

CALL TO ORDER

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

APPROVAL OF MINUTES FEBRUARY 7, 2024

Mr. Church noted that Attorney Liskov's name was misspelled in the previous minutes. He made the recommendation that the error be corrected. There was a question as to what CGS stands for. Attorney Liskov suggested Connecticut General Statutes. Mr. Church also noted that Ms. Witherspoon seconded the motion to adjourn but was not listed as being in attendance. He requested that she be listed and her arrival time noted. Ms. Penn-Williams interjected it was not Ms. Witherspoon, but Johnnie Mae Weldon that seconded the motion. It was determined that Ms Weldon should be listed as in attendance and not Ms. Witherspoon.

**** MR. HALLADAY MOVED TO ACCEPT THE MINUTES AS AMENDED.
** MS. COLLIER-CLEMMONS SECONDED THE MOTION.
** THE MOTION PASSED WITH THREE YEAS AND ONE
ABSTENTION (MR. CHURCH).**

CHAIR'S REPORT

Mr. Church welcomed the new commission member Mr. J. Hanson Guest.

COORDINATOR'S REPORT

**FAIR RENT COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 6, 2024**

Mr. Duque reported that for the year to date. He stated they had assisted 80 people/families and had received ten fair rent complaints. He noted that the number of complaints received are at the halfway point compared to last year. Mr. Duque stated he was also tracking the following bills:

Senate Bill 143
House Bill 5242
House Bill 5146

Mr. Duque discussed the COVID-19 Housing Relief Assistance Program. Upon questioning by Ms. Penn-Williams, Mr. Duque gave the list of requirements to qualify for the program. Ms. Clemmons had questions about why some landlords refuse to provide a W9. Mr Duque stated some landlords take cash payments they don't report. He explained the W9 contains requests for tax information that many landlords try to get around that to avoid paying taxes.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

a. 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 recommended a vote to take no action.

**** MS. COLLIER–CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1831-23.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

b. 1837-23

18 Ferris Ave, Unit 11. Landlord wants to increase the rent from \$700 a month to \$1000 a month for a studio. Tenant feels this is excessive due to the condition of the building and her limited income.

Attorney Liskov recommended a vote to close the case.

**** MS. COLLIER–CLEMMONS MOVED TO CLOSE CASE 1837-23.**

**** MR.PRIDE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

c. 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.

The landlord wanted a hearing. Mr. Church indicated that the decision to hear the case was voted on when first put on the docket. After some discussion, Mr. Church stated they would schedule a meeting for May.

Attorney Liskov recommended a vote to take no action. It was determined that for clarity a motion to hear the case was necessary and needed to be included in the timeline of events.

**** MS. PENN-WILLIAMS MOVED TO HEAR CASE 1839-23.
** MR. PRIDE SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

d. 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 recommended a vote to take no action because the parties were on the verge of signing a new lease..

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

PRESENTATION OF NEW CASES

a. 1841-24

39 Osborne Ave. Landlord wants to increase the rent from \$2350 a month to \$3950 a month for a 2BR family house. Tenant feels this is an excessive rental increase.

Attorney Liskov recommended a vote to hear the case.

**** MS. COLLIER–CLEMMONS MOVED TO HEAR CASE 1841-24.
** MS. OLIVER SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

b. 1843-24

**FAIR RENT COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 6, 2024**

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.

Attorney Liskov recommended a vote to hear the case.

**** MS. COLLIER–CLEMMONS MOVED TO HEAR CASE 1843-24.
** MS. OLIVER SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

c. 1844-24

213 Ely Ave, Unit #2. Landlord wants to increase the rent from \$1,450 a month to \$3,700 a month for a 3BR apartment. Tenant feels this is an excessive rental increase.

Attorney Liskov recommended a vote to hear the case.

**** MS. PENN-WILLIAMS MOVED TO HEAR CASE 1844-24.
** MS. COLLIER-CLEMMONS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

d. 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 recommended a vote to hear the case.

**** MS. OLIVER MOVED TO HEAR CASE 1845-24.
** MS. PENN-WILLIAMS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

e. 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 a vote to hear the case.

**** MS. OLIVER MOVED TO HEAR CASE 1846-24.
** MS. PENN-WILLIAMS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

**FAIR RENT COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 6, 2024**

f. 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.

Attorney Liskov recommended a vote to hear the case.

**** MS. OLIVER MOVED TO HEAR CASE 1847-24.**
**** MS. PENN-WILLIAMS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

g. 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.

Attorney Liskov recommended a vote to hear the case.

**** MS. OLIVER MOVED TO HEAR CASE 1848-24.**
**** MR. PRIDE SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

h. 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.

Attorney Liskov recommended a vote to hear the case.

**** MS. OLIVER MOVED TO HEAR CASE 1849-24.**
**** MS. PENN-WILLIAMS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

i. 1827-24R

15 West Main st, Apt J102. Retaliation complaint filed against the Landlord.
03/01/24 Complaint Filed

Attorney Liskov recommended a vote to hear the case.

**** MS. OLIVER MOVED TO HEAR CASE 1827-24R.**
**** MS. PENN-WILLIAMS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

FAIR RENT COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 6, 2024

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

There was no new business discussed.

MOTION TO ADJOURN

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

The meeting was adjourned at 8:43 p.m.

Respectfully submitted
China Mayhew
Telesco Secretarial Services