



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

**APRIL 2, 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. Regular Meeting: March 5, 2025**
- IV. REPORTS**
 - A. Chair's Report**
 - B. Coordinator's Report**
- V. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES**
 - A. 1831-23**

B. 1839-23

C. 1860-24

VI. PRESENTATION OF NEW CASES

A. 1861-25

VII. PUBLIC PARTICIPATION

VIII. OLD BUSINESS

A. Commission Vote on FRC Case #1851-24

IX. NEW BUSINESS

X. ADJOURNMENT

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
MARCH 5, 2025
VIA ZOOM VIRTUAL MEETING**

ATTENDANCE: John Church; Chair, Fran Collier-Clemmons; Vice-Chair, Lunise Constant, Peter Halladay,

STAFF: Jazmin Principe, Ana Vivien Estrella, Russel Liskov, Esq.,

I. CALL TO ORDER

Mr. Church called the meeting to order at 7:32 p.m.

II. ROLL CALL

The roll was called as reflected above.

Mr Church noted Jazmin Principe, and Ana Vivien Estrella were filling in for Mr. Duque who is taking a temporary leave of absence.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 8, 2025

**** MS. COLLIER-CLEMMONS MOVED TO APPROVE THE MINUTES.
** MS. CONSTANT SECONDED THE MOTION.
** THE MOTION PASSED WITH THREE IN FAVOR AND ONE
ABSTENTION (MS. COLLIER-CLEMMONS)**

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
MARCH 5, 2025**

B. Regular Meeting: February 5, 2025

**** MS. COLLIER CLEMMONS MOVED TO APPROVE THE MINUTES.**
**** MR. HALLADAY SECONDED THE MOTION.**
**** THE MOTION PASSED WITH THREE IN FAVOR AND ONE ABSTENTION (MR. CHURCH).**

IV. PUBLIC PARTICIPATION

There was no one present who wished to make a public comment.

V. REPORTS

A. Chair's Report

Mr. Church thanked Ms. Collier-Clemmons for stepping in for him because he was unable to attend last month's meeting. He also thanked Mr. Duque for the work he did preparing for the hearing.

VI. REVIEW, DISCUSSION AND MOTIONS ON OPEN CASES

A. 1831-23

Mr. Liskov reviewed the item and recommended taking no action.

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1831-23.**
**** MR. HALLADAY SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

B. 1839-23

Mr. Liskov reviewed the item and recommended taking no action.

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

1839-23.

**** MR. HALLADAY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

C. 1860-24

Mr. Liskov reviewed the item and recommended taking no action.

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE
1860-24.
** MR. HALLADAY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

VII. OLD BUSINESS

Mr. Liskov discussed the hearing from last month. He stated he was informed after the fact that a quorum wasn't present. He explained you needed a quorum to have a hearing of that type. Mr. Liskov said he contacted both parties and if they are willing to wave the defect he would issue a decision. He noted if they agreed the decision is binding. If the parties refuse to wave the defect they will have to hold another hearing. He also mentioned the possibility of listening to the tape of the hearing and then revoting on it. Mr. Liskov said one of the commissioners should listen to the tape, and then they will do another finding of fact at the next meeting. He asked if they could vote to reopen case 1851-24 and set it down next month to conclude the hearing with a finding of fact.

**** MS. COLLIER-CLEMMONS MOVED TO REOPEN CASE 1851-24
** MR. HALLADAY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

VIII. NEW BUSINESS

There was no new business to discuss.

IX. ADJOURNMENT

**** MS. COLLIER CLEMMONS MOVED TO ADJOURN THE MEETING.
** MR. HALLADAY SECONDED THE MOTION.**

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
MARCH 5, 2025**

THE MOTION PASSED UNANIMOUSLY

The meeting ended at 7:53 p.m.

Respectfully submitted
China Mayhew
Telesco Secretarial Services

NORWALK FAIR RENT COMMISSION

OPEN CASES AS OF APRIL 2, 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

Staff Recommends vote to take no action

1839-23

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

11/30/23 Complaint Filed
12/01/23 Notification mailed out to Landlord via certified mail
12/14/23 Second notification mailed out to Landlord via certified mail
01/03/24 Third notification mailed out to landlord via certified mail

01/12/24 Spoke to Property Manager then spoke to their attorney
01/17/24 Video Conference call with attorney, property manager
01/18/24 Spoke to tenant
01/26/24 Called the attorney and left a voicemail
02/07/24 Negotiations ongoing
02/21/24 Spoke to tenant. Will schedule a hearing date
04/02/24 Notices sent out for Hearing in May
05/21/24 Email sent out to Landlord lawyer regarding new lease agreement
06/04/24 Negotiations ongoing
06/27/24 follow up email sent to Attorneys, no response back yet
07/30/24 Russell spoke to Attorney Gottlieb, waiting for lease agreement
09/04/24 Carlos spoke to tenant, she will be emailing lease agreement tonight
10/02/24 Tenant sent signed email back. Carlos forwarded the lease to the landlord's attorney for signature
10/08/24 email sent to attorney requesting an update
10/09/24 Russell Liskov spoke to attorney Gottlieb
12/18/24 Email sent out to Attorney Gottlieb
12/26/24 Email sent out to Attorney Gottlieb
01/08/25 Email sent out to Attorney Gottlieb
02/04/25 Email sent out to Attorney Gottlieb
03/20/25 Complaint withdrawal received

Staff Recommends vote to close the case

1860-24

One Glover Ave, Apt 202. Landlord wants to increase the rent from \$2,823 a month to \$2,908 a month for a 2-bedroom apartment. Tenant is a section 8 voucher holder. Tenant feels this increase is excessive.

12/12/24 Complaint Filed
01/27/25 Section 8 case worker never received a rent increase email from Landlord
03/03/25 Negotiations ongoing
03/28/25 Summary process pending. Court hearing scheduled for April 10, 2025

Staff Recommends vote to take no action

NEW CASES

1861-25

4 Eversley Ave Unit #2. Landlord wants to increase rent from \$1400 to \$1650 for a one bedroom apartment. Tenant feels this is unfair due to the current ongoing bed bug and rat issue.

03/17/25 Complaint Filed
03/24/25 Notification sent out to landlord and tenant
03/28/25 Russell spoke to tenant. Russell also left voicemail to landlord.
04/01/25 Negotiations ongoing

Staff Recommends vote to hear the case



HUMAN SERVICES
DEPARTMENT

CITY OF NORWALK
Fair Rent Commission

P: 203-854-7989 / F: 203-854-7767

fairrent@norwalkct.gov

125 East Avenue, Room #202
Norwalk, CT 06856-5125

RECEIVED

MAR 20 2025

FAIR RENT

COMPLAINT WITHDRAWAL

I, DANIELLE DIORIO

Tenant in (Address) 6 ELM ST. 1ST. FLOOR # 8
NORWALK CT 06850

Do hereby withdraw my excessive rent complaint filed with the **FAIR RENT**

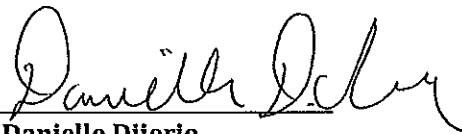
COMMISSION on 11/30/23 against my LANDLORD:

Name 6 ELM ST. HOLDINGS, LLC

Address 32 DIXWELL AVE. #317

NEW HAVEN, CT 06511

Date 3/20/25

Tenant 
Danielle Diorio

Case No. 1839-23
Date Filed 11/30/23