



CITY OF HARTFORD

LUKE A. BRONIN
MAYOR

DEPARTMENT OF DEVELOPMENT SERVICES
Division of Housing
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BRIAN C. MATHEWS
DIRECTOR OF HOUSING

Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, June 9, 2022 - Virtual Hearing (Zoom)

Commissioners Present (Quorum)

(T) Talia Orr (Chair)
(H) Beverly Jenkins
(L) Patricia Adams

Staff Present

Diana Maldonado

Case 1: 5610-04-04-22 Cummings vs. 7 Hart LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of \$1350.00 per month to the tenant, **William Cummings**, residing at **100 Prospect Avenue, Apt. 301** is harsh and unconscionable.
 - The rent will go up to \$950 per month with the additional \$50 for parking for the remaining new lease term. For a total of \$1000.00.
 - The tenant and owner are advised to come together to discuss the misunderstanding created by the former owner to clear a remaining balance.

Case 2: 5600-12-14-21 Hickman vs. Martin Condos LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission has determined that the landlord's proposed rent of \$950.00 per month to the tenant, **Angela Hickman**, residing at **161 Martin Street, Unit 2** is not harsh and unconscionable
 - The rent will go up to \$950 per month for the term of the new lease.
 - The owner has been advised to go over the lease with the tenant for better understanding
 - The owner must inspect roof during days when it rains to correct issues with drainage.

Case 3: 5608-03-02-22 Krishna Kumar vs. Parkville Management

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission has determined that the landlord's proposed rent of \$1,300.00 per month to the tenant, **Ramya Krishna Kumar**, residing at **360 Main Street, Apt. 502** is harsh and unconscionable.
 - Increase the rent gradually to the amount of \$1225.00 per month for the term of the lease.
 - The first increase of \$50 will start on July 2022 and the second increase of \$50 will start October 2022.
 - The Owner is advised to fix the elevator as quickly as possible for the safety and equal enjoyment of all tenants.
- Adjournment at 8:30pm



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REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, July 21, 2022

Commissioners Present (Quorum)

(T) Talia Orr (Chair)
(H) Beverly Jenkins
(T) Vanessa Walton
(L) Patricia Adams

Staff Present

Diana Maldonado

Case 1: 5616-05-17-22 Blue vs. Ranbir Gujal

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission has determined that the landlord's proposed rent of \$1,350.00 per month to the tenant, **Brittney Blue**, residing **at 30 Woodland Street, Apt. 3L** is not harsh and unconscionable.
 - The proposed rent has been granted to increase during the next seven months.
 - On August 1, 2022, the tenant is responsible for paying 1,250.00 per month.
 - Starting on November 1, 2022, the tenant is responsible for paying \$1,300.00 per month for rent.
 - Lastly, starting on February 1, 2023, the tenant is responsible for paying \$1,350.00 per month for rent

Case 2: 5597-12-08-21 Wellington vs. Brave Management

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of \$800.00 per month to the tenant, **Shawnette Guthrie-Wellington**, residing **at 73 Blue Hills Avenue, Apt B-6** is harsh and unconscionable at this time
 - The Landlord has 6 months to resolve the rodent infestation in the unit.
 - After 6 months, in January 2023, the Landlord and tenant will return to a hearing to obtain the status of the rodent infestation.
 - If the infestation is corrected in 6 months, the landlord may be granted the permission to increase the rent by \$100.

Case 3:5618-05-19-22 Seals vs. SBM LLC c/o

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission has determined that the landlord's proposed rent of \$1,350.00 per month (\$1,150 plus \$200 for not signing a lease) to the tenant, **Salina Seals**, residing at **100 Benton Street, Unit 302, 3rd Fl** is not harsh and unconscionable.
 - The tenant has 3 months to decide what to do, but will continue to pay the current rental amount of \$1005.00 per month.
 - After the 3 months', starting November 1, 2022, the tenant must pay \$1,350 for the current unit or sign a lease for a renovated unit once it is ready.
 - The Landlord must continue to treat the current unit for mice until the problem is resolved.
- Adjournment at 8:45pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, October 20, 2022

Commissioners Present (Quorum)

(T) Talia Orr (Chair)
(H) Beverly Jenkins
(T) Vanessa Walton
(L) Yvonne Zhao
(H) Edna Alers

Staff Present

Diana Maldonado

-
- Review of the Fair Rent Commission Hearing Conduct by Diana Maldonado

Case 1: 5609-04-04-22 Parkman vs. SBM Benton, LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1100/month** to the tenant, **Shacoya Parkman**, residing at **101 Benton Street, Apt. 101** is harsh and unconscionable.
 - The rent may increase no more than \$950/month for one year. This decision will expire on October 31, 2023.

Case 2: 5616-05-12-22 Saint Vil vs. 280H LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1300/month** to the tenant, **Gerline Saint Vil**, residing at **44 New Britain Avenue, Apt. C9** is harsh and unconscionable
 - The rent will remain \$850/month for the next two months (November 2022 and December 2022) and increase to no more than \$900/month for the remainder of the year (January 2023 to October 2023). This decision will expire on October 31, 2023.

Case 3: 5621-06-13-22 Rojas vs. Brown

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission has determined that the landlord's proposed rent of **\$1900/month** to the tenant, **Bernardino Rojas**, residing at **106 Niles Street, 1st Fl** is fair and equitable due to the current circumstances
 - The proposed rent has been approved due to the fact that four (4) additional tenants have moved into the unit.
 - The rent will be \$1900/month starting on October 2022 and remain this amount for the next year or until the four (4) additional tenants move out.
 - If/when the additional tenants move out, the rent will return to \$1500/month. This decision will expire on October 31, 2023.

Case 4: 5628-06-23-22 Perez vs. Atkinson

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1000/month** to the tenant, **Blanca I. Perez**, residing at **140 Adams Street, 2nd Floor** is harsh and unconscionable
 - The rent may increase to \$950/month if the tenant is provided with a one-year lease by the landlord but if the tenant is kept at a month-to-month rent, the allowable rent increase is \$900/month.
- Adjournment at 9:15pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, November 17, 2022

Commissioners Present (Quorum)

(T) Talia Orr (Chair)
(H) Beverly Jenkins
(T) Vanessa Walton
(L) Yvonne Zhao
(H) Edna Alers

Staff Present

Diana Maldonado

-
- Review of the Fair Rent Commission Hearing Conduct by Diana Maldonado

Case 1:5661-09-14-22 Mills vs Souza & Sons

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$515/month** to the tenant, **Julio R. Mills**, residing at **84 Buckingham Street**, Room C-1 is not harsh or unconscionable.
 - The rent will increase incrementally. Effective December 2022 the rent will increase by \$25, which means the rent will go up to **\$490/month** from December 2022 to May 2023.
 - The rent will increase an additional \$25 in June 2023, which means the rent will go to **\$515/month** from June 2023 to November 2023.
 - This decision will expire on November 31, 2023.

Case 2:5637-07-19-22 Serrano vs. Souza & Sons

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$515/month** to the tenant, **Jose Luis Serrano**, residing at **84 Buckingham Street, Room B-6** is not harsh or unconscionable.
 - The rent will increase incrementally. Effective December 2022 the rent will increase by \$25, which means the rent will go up to \$490/month from December

2022 to May 2023.

- The rent will increase an additional \$25 in June 2023, which means the rent will go to \$515/month from June 2023 to November 2023. This decision will expire on November 31, 2023.

Case 3: 5626-06-21-22 Arenas vs. Garcia

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1050/month** to the tenant, **Carlos Arenas**, residing at **19 Chapman Street, 2nd Floor** is fair and equitable.
 - The rent will increase by \$50 as proposed; a total of **\$1050/month** effective December 2022. This decision will expire November 31, 2023.
 - The tenant will pay an **additional \$35/month** that will go towards the rental deposit until the deposit equals the total amount of one month's rent (\$1050).

Case 4: 5636-07-14-22 Diaz vs. Dart Gardens Mutual Housing Assoc. Inc.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1040/month** to the tenant, **Maria Diaz**, residing at **228 Dart Street**, is fair and equitable.
 - The rent will increase by \$25 as proposed; a total of \$1015/month effective December 2022. This decision will expire November 31, 2023.

Case 5: 5638-07-20-22 Figueroa vs. Wallace

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1,250/month** to the tenant, **Giomira Figueroa**, residing at **672 New Britain Avenue**, is harsh and unconscionable.
 - The rent will increase by \$50; a total of \$1030/month effective December 2022. This decision will expire November 31, 2023.
- Adjournment at 9:30pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, December 15, 2022

Commissioners Present (Quorum)

(T) Talia Orr (Chair)
(H) Beverly Jenkins
(T) Vanessa Walton
(L) Yvonne Zhao

Staff Present

Diana Maldonado

-
- Review of the Fair Rent Commission Hearing Conduct by Diana Maldonado

Case 1: 5617-05-18-22 Rosario Rosa vs. Woodland Village Townhouses

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$945/month** to the tenant, **Juan A. Rosario Rosa**, residing at **228 Woodland Drive, Apt. 228** is fair and equitable.
 - The rent will increase to \$945.00 per month. This decision will expire on December 31, 2023.
 - The landlord should obtain an interpreter to better communicate with the tenants.
 - The landlord should translate the lease in Spanish.
 - All necessary repairs in the unit should be made within 30 days. Extermination should be performed by a professional exterminator

Case 2: 5624-06-15-22 Gore vs. Mutual Housing Association of GH

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of \$875/month to the tenant, Joseph Gore, residing at 232 Park Terrace, Apt. D is unfair.
 - The rent will continue at \$845.00 per month. This decision will expire on December 31, 2023.

Case 3: 5625-06-20-22 STClair vs. Upper Whitney LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$995/month** to the tenant, **Melissa STClair**, residing at **155 S. Whitney Street, Apt. 2N** is harsh and unconscionable.
 - The rent will continue at **\$865.00** per month for one year. This decision will expire December 31, 2023.
 - The tenant should receive 2 weeks advance notice by mail for scheduled exterminations.
 - The tenant must prepare for the exterminator for each scheduled extermination date

Case 4: 5643-08-09-22 Santiago vs. Paul Archie Properties LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1150/month** to the tenant, **Zoribeliz Santiago**, residing at **76 Cabot Street, 3rd Floor** is harsh and unconscionable.
 - The tenant will continue to pay rent at **\$900.00** per month for six months and increase to **\$950.00** per month in July 2023. This decision will expire December 31, 2023.
 - The tenant should pay the rent owed for November 2022, December 2022 and January 2023 (\$900 x 3) in the amount of \$2700.00 by January 10, 2023.
 - The tenant should pay the late fees from September 2022, November 2022 and December 2022 in the amount of \$135 (\$45 x 3) by January 10, 2023.

Case 5: 5644-08-12-22 Roberts vs. 44-46 Edgewood LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1100/month** to the tenant, **Vivian Roberts**, residing at **44 Edgewood Street, Unit 2S** is harsh and unconscionable.
 - The rent will continue at \$900.00 per month. This decision will expire on December 31, 2023.
 - The landlord should exterminate the building during this time by a professional exterminate

- Adjournment at 9:00pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, January 26, 2023

Commissioners Present (Quorum)

(T) Talia Orr (Chair)
(H) Beverly Jenkins
(T) Vanessa Walton
(L) Yvonne Zhao
(H) Edna Alers

Staff Present

Diana Maldonado

-
- Review of the Fair Rent Commission Hearing Conduct by Diana Maldonado

Case 1: 5662-09-15-22 Capella vs. CT Evergreen Apartments LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$900/month** to the tenant, **Ishaeliz Capella**, residing at **27 Marshall Street, Apt. C1** is unfair.
 -
 - The rent will increase incrementally for the next three (3) months for a total increase amount of \$105.00.
 - In February 2023 the rent will increase from \$690.00/month to **\$725.00/month** (\$690 + \$35= \$725).
 - In March 2023 the rent will increase from \$725.00/month to **\$760.00/month** (\$725 + \$35).
 - In April 2023 the rent will increase from \$760.00/month to **\$795.00/months** (\$760.00 + \$35= \$795).
 - This decision will expire January 31, 2024.

Case 2: 5665-09-21-22 Terrell vs. CT Evergreen Apartments LLC

- All parties sworn in by Chairwoman
- Arguments heard from CT Evergreen Apartments LLC
- Tenant is not present
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$750/month** to the tenant, **Sharon Terrell**, residing at **27 Marshall Street, Apt. B3** is fair.

- The rent will increase from \$635.00/month to **\$750.00/month** starting in May 2023, only if the City's Housing Code Inspector determines that all of the open violations in the unit have been corrected. This decision will expire January 31, 2024.
- If the violations have not been corrected by May 2023, the rent will not increase to \$750/month until the City's Housing Code Inspector determines that all of the open violations have been corrected.

Case 3: 5667-09-22-22 Johnson vs. CT Evergreen Apartments LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$750/month** to the tenant, **Samuel L. Johnson**, residing at **27 Marshall Street, Apt. A4** is harsh and unconscionable.
 - The rent will continue at **\$635.00/month**. This decision will expire January 31, 2024.

Case 4: 5713-10-26-22 Grant vs. CT Evergreen Apartments LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$900/month** to the tenant, **Theophilus Grant**, residing at **23 Marshall Street, Apt. A8** is fair.
 - The rent will increase incrementally for the next three (3) months.
 - In February 2023 the rent will increase from \$710.00/month to **\$774.00/month** ($\$710 + \$64 = \$774$).
 - In March 2023 the rent will increase from \$774.00/month to **\$838.00/month** ($\$774 + \$64 = \$838.00$).
 - In April 2023 the rent will increase from \$838.00/month to **\$900.00/month** ($\$838.00 + \$62 = \$900$).
 - This decision will expire January 31, 2024.

Case 5: 5632-06-29-22 Alvarez vs. Lawrence Properties LLC

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1,000.00/month** to the tenant, **Patricia Alvarez**, residing at **1 Lawrence Street, 2nd Floor** is harsh.
 - The rent will increase from \$700.00/month to **\$850.00/month** starting in May 2023. This decision will expire on January 31, 2024

Case 6: 5679-10-06-22 Halls vs. Rigas

- All parties sworn in by Chairwoman
- Arguments heard from tenant. The owner decided not to appear.
- Decision:
 - The Commission determined that the landlord's proposed rent of **\$1123/month** to the tenant, **Jasmine R. Hall**, residing at **1932 Broad Street, Apt. 2** is harsh and unconscionable.
 - The rent will continue at **975.00.00/month**. This decision will expire January 31, 2024
- Executive Session after all hearings were heard.
- Adjournment at 9:30am