



CITY OF HARTFORD

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MAYOR

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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, July 15, 2021

Commissioners Present (Quorum)

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

Staff Present

Claude Trapp
Beayanka Pinckney Naraine

Meeting start time: 6pm

Case # 55570-04-28-21: Taylor vs. Daye

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Ms. Lorna & Nicole Taylor proposed rent of \$1,412.50 per month is reasonable.
 - Effective October 1, 2021, the current rent of \$1,312.50 per month will be increased by \$100.00 adjusting the monthly rent to \$1,412.50
 - The rent will continue at \$1,412.50 per month for the balance of the lease term.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Meeting adjourned: 7:00 p.m.



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, August 19, 2021

Commissioners Present

Talia Orr (Chair)
Beverly Jenkins
Vanessa Walton
Patricia Adams

Staff Present

Claude Trapp
Beayanka Pinckney Naraine

Meeting start time: 6pm

Case # 55567-04-21-21: Rodrigues & Caceres vs. Fifteen Realty LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Maria Rodriguez & Julio Caceres Jr. proposed rent of \$950.00 per month is harsh and unconscionable.
 - The Commission determined that once the Housing Code violations, described in Housing Code Enforcement Officer's report of 04/28/21 are corrected and verified by reinspection, the monthly rent can be adjusted pursuant to the following schedule: Violations are corrected and verified by Inspector.
 - The rent will continue at \$850.00 per month for the balance of the lease term.
 - Your failure to attend the Fair Rent Commission hearing June 17, 2021, July 15, 2021 and August 19, 2021 was considered in part of the Commissions' final decision to deny the proposed rent increase.
 - The issues of excessive rent increase may be able to be addressed through the State of Connecticut Housing Court, and we urge you to pursue them through that forum.

- Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel
- the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Case# 55571-05-24-21: Tour vs, Starock Management Group

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Mr. Icmal Toure proposed rent of \$850.00 per month is harsh and unconscionable.
 - The Commission determined that once the Housing Code violations, described in Housing Code Enforcement Officer's report of 07/12/21 are corrected and verified by reinspection, the monthly rent can be adjusted pursuant to the following schedule:
 - The current rent of \$530.00 per month will be increased by \$50.00 effective September 1, 2021, adjusting the monthly rent to \$580.00.
 - The \$580.00 rent will be increased by an additional \$25.00, effective October 1, 2021 adjusting the rent to \$605.00.
 - The \$605.00 rent will be increased by an additional \$25.00; effective November 1, 2021; adjusting the monthly rent to \$630.00.
 - The rent will continue at \$630.00 per month for the balance of the lease term.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations.
 - The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Case # 55572-06-21-21: Crimley vs. Milledge

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session

- Decision:
 - The Commission determined that tenant's Mr. Ephirium D. Crimley proposed rent of \$700.00 per month is harsh and unconscionable.
 - The Commission determined that once the Housing Code violations, described in Housing Code Enforcement Officer's report of 07/01/21 are corrected and verified by reinspection, the monthly rent can be adjusted pursuant to the following schedule: Violations are corrected and verified by the Inspector.
 - The rent will continue at \$600.00 per month for the balance of the lease term.
 - Your failure to attend the Fair Rent Commission hearing on July 15, 2021 and August 19, 2021 was considered in part of the Commissions' final decision to deny the proposed rent increase.
 - The issues of excessive rent increase and unpaid rent may be able to be addressed through the State of Connecticut Housing Court, and we urge you to pursue them through that forum.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Case # 55574-06-29-21: Gourdet vs. Starock Management Group LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Fair Rent Commission, following the hearing on Thursday, August 19, 2021, reviewed all pertinent data in accordance with the standards set forth under Section 18-174 of the Hartford Municipal Code and had concluded:
 - It has come to my attention that Mr. Jean Gourdet has moved and relocated by the City of Hartford Health and Human Services Department. We will therefore administratively dismiss his Fair Rent case.
 - The tenant and landlord will fully cooperate with each other so that the landlord can bring the apartment up to code. Any housing code violations can be investigated and addressed with Licenses & Inspections Housing Code by calling Ms. Milka Cruz at (860) 757-9233.

Case # 55575-07-06-21: Shea & Spano vs. Starock Management Group LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenants', Theresa Shea & Joey Spano, rent will remain at \$875.00 per month until all Housing Code violations identified by the inspector are remediated. The landlord will contact the Housing Code inspector for re-inspection once the repairs are made and will notify the Fair Rent staff that all repairs are made.
 - Tenant and landlord will fully cooperate with each other so that the landlord can bring the apartment up to code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations.
 - The Fair Rent hearing will be rescheduled once the apartment has been brought up to code and decide as to the fair and equitable rent.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Case # 55576-07-12-21: Beasejour vs Starock Management Group LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - Given that the tenant Pierre G. Beausejour did not appear at the hearing, the Commission has requested the hearing be postponed until September 16, 2021. If the tenant does not appear to the scheduled hearing on September 16, 2021, the Commission's decision will be in favor of the landlord and the rent will be raised to the proposed amount of \$850.00, as requested by the landlord.
 - Tenant and landlord will fully cooperate with each other so that the landlord can bring the apartment up to code.

Case # 55577-07-15-21: Moghtaderi vs. Starock Management Group LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Mr. Nariman Moghtaderi proposed rent of \$1,100.00 per month is harsh and unconscionable.
 - With the approval of the Commission both parties' landlord (Starock Management) and tenant (Nariman Moghtaderi) agree to the following schedule:
 - The rent will continue at \$900.00 per month for the balance of the lease term.
 - Enter into a 12 months lease with a 60-day written notice from tenant prior to vacating the apartment.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.
 - Tenant and landlord will fully cooperate with each other so that the landlord can bring the apartment up to code.

Zoom Meeting Adjourned: 10:00pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, September 16, 2021

Commissioners Present (Quorum)

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

Staff Present

Claude Trapp
Beayanka Pinckney Naraine

Meeting start time: 6pm

Case # 5544-12-24-19: Gomez, Cruz vs. Gloss

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - 12/10/2021 The FRC has administratively dismissed this case for the following reasons: The commission was unable to determine that the tenants Miquel Gomez proposed rent of \$1,300.00 per month is fair/reasonable.
 - The issue of excessive rent increase and unpaid rent may be able to be addressed through the State of CT Housing Court, and we urge you to pursue them through that forum. Tenant & Landlord will fully cooperate with each other so that the apartment continues to comply with housing code.
 - 2/6/2020 Rent will continue to be \$850.00 per month/ NOV must be completed by 2/6/2020 and schedule a hearing date)

Case # 55579-08-19-21: Livingstone vs. Starock Management Group LLC.

- Ian Livingstone parties sworn in by Chairwoman
- Arguments not heard from Starock Management Group LLC. Dona Rocco sent email that she could not attend meeting due to family emergency
- Executive Session
- Decision:
 - Case dismissed tenant states he moved out.

Meeting adjourned: 7:00 p.m.



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, December 9, 2021

Commissioners Present

Talia Orr (Chair)
Beverly Jenkins
Vanessa Walton
Patricia Adams

Staff Present

Claude Trapp
Beayanka Pinckney Naraine

Meeting start time: 6pm

Case # 5544-12-24-19: Gomez, Cruz vs. Gloss

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - This is to inform you that the Fair Rent Complaint filed on December 24, 2019, with the Hartford Fair Rent Commission have been administratively dismissed, for the following reasons:
 - The Commission was unable to determined that tenants' Miguel Gomez proposed rent of \$1,300.00 per month is fair / reasonable.
 - The issues of excessive rent increase and unpaid rent may be able to be addressed through the State of Connecticut Housing Court, and we urge you to pursue them through that forum. Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code.

Case # 55581-09-02-21: Gulino vs. Grados

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:

- This is to inform you that the Fair Rent Complaint filed on September 1, 2021, with the Hartford Fair Rent Commission have been administratively dismissed, for the following reasons:
- The Commission was unable to determined that tenants' Gaetano Gulino proposed rent of \$900.00 per month is fair / reasonable.
- The issues of excessive rent increase and unpaid rent may be able to be addressed through the State of Connecticut Housing Court, and we urge you to pursue them through that forum. Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code.

Case # 55583-0901-21 Rodriquez Rivers vs. Gloss

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - This is to inform you that the Fair Rent Complaint filed on September 1, 2021, with the Hartford Fair Rent Commission have been administratively dismissed, for the following reasons:
 - The Commission was unable to determined that tenants' Estrella Rodriquez Rivera proposed rent of \$1,300.00 per month is fair / reasonable.
 - The issues of excessive rent increase and unpaid rent may be able to be addressed through the State of Connecticut Housing Court, and we urge you to pursue them through that forum.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code.

Case # 55584-09-08-21: Ortiz vs. Cravenho

- Landlord sworn in by Chairwoman
- Landlord stated that tenant has moved out of the apartment
- Executive Session
- Decision:
 - It has come to our attention that Ms. Mardeliz Ortiz has moved from her apartment. We will therefore administratively dismiss her Fair Rent case.

Case # 55586-09-16-21: Pearce vs. Cravenho

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Tamar Pearce proposed rent of \$850.00 per month is harsh and unconscionable.
 - The Commission determined the monthly rent can be adjusted pursuant to the following schedule:
 - Effective on January 1, 2022 current rent of \$800.00 per month will be increased by \$25.00 adjusting the monthly rent to \$725.00.
 - The rent will continue at \$725.00 per month for the balance of the lease term.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Case # 55588-09-14-21: Rivera-Guzman vs. Cravenho

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Lymari Rivera Guzman proposed rent of \$950.00 per month is harsh and unconscionable.
 - The Commission determined the monthly rent can be adjusted pursuant to the following schedule:
 - Effective on January 1, 2022 current rent of \$800.00 per month will be increased by \$25.00 adjusting the monthly rent to \$825.00.
 - The rent will continue at \$825.00 per month for the balance of the lease term.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Case # 55587-09-20-21: Ferreira vs Adjodi

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Doreen Ferreira proposed rent of \$732.00 per month is harsh and unconscionable.
 - The Commission determined the monthly rent can be adjusted pursuant to the following schedule:
 - Effective on January 1, 2022 current rent of \$595.00 per month will be increased by \$30.00 adjusting the monthly rent to \$625.00.
 - The rent will continue at \$625.00 per month for the balance of the lease term.
 - Tenant and landlord will fully cooperate with each other so that the apartment continues to comply with housing code. The landlord or the tenant may bring the case back to the Fair Rent Commission if they feel the tenant or landlord is not cooperating with the efforts to address code violations. The Fair Rent Commission can then make a new determination as to the fair and equitable rent.

Zoom Meeting Adjourned: 9:45pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, April 28, 2022 – Virtual Hearing (Zoom)

Commissioners Present (Quorum)

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

Staff Present

Diana Maldonado

Meeting start time: 6pm

Case 1: 5599-12-08-21 Gibson vs. Westland Place Holding 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 \$1,100.00 per month to the tenant, **Mr. Ahmed Gibson**, residing at **275 Westland Street, Apt. A-4** is harsh and unconscionable.
 - The rent will continue at \$900.00 per month for the balance of the lease term.
 - Landlord and tenant should re-visit rental increase in 6 months, at an amount not to exceed \$50.00 after all Housing Code violations have been corrected.

Case 2: 5591-11-02-21 Arroe vs. Renu & Devi Enterprises 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 \$900.00 per month to the tenant, **Ms. Charlotte Arroe**, residing at **9 A West Clay Street, Apt. A** is harsh and unconscionable.
 - The rent will continue at \$765 per month for the balance of the new lease term.
 - A certificate of apartment is recommended.
 - Tenant was advised to remove the exercise equipment from the rear deck.

Meeting adjourned: 7:30pm



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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

Meeting start time: 6pm

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.

Meeting adjourned: 8:30pm