



CITY OF HARTFORD

LUKE A. BRONIN
MAYOR

DEPARTMENT OF DEVELOPMENT SERVICES
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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, December 17, 2020 – Virtual Hearing (Zoom)

Commissioners Present (Quorum)

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

Staff Present

Claude Trapp
Beayanka Pinckney Naraine

Meeting start time: 6pm

Case # 5547-01-24-20 Torrent vs. 600 Wethersfield ALG LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - Current rent of \$600.00 per month will be increased by \$50.00 effective March 1, 2021 adjusting the monthly rent to \$650.00.
 - The rent will continue at \$650.00 per month for the balance of the lease term.

Case # 5549-01-24-20 Martinez vs. 600 Wethersfield ALG LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The current rent of \$560.00 per month will be increased by \$440.00 effective January 1, 2021, adjusting the monthly rent to \$600.00. The \$600.00 rent will be increased by an additional \$50.00, effective July 1, 2021 (six months after the first increase of \$40.00), adjusting the rent to \$650.00.
 - The rent will continue at \$650.00 per month for the balance of the lease term.

Case # 5550-01-27-20 Wright vs. 600 Wethersfield ALG LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The current rent of \$600.00 per month will be increased by \$50.00 effective March 1, 2021, adjusting the monthly rent to \$650.00.
 - The rent will continue at \$650.00 for the balance of the lease term.

Meeting Adjourned: 7:30pm



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Meeting Minutes of the Fair Rent Commission

REGULAR MEETING OF THE FAIR RENT COMMISSION THURSDAY, January 13, 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 # 5548-01-24-20: Valle vs. 600 Wethersfield LLC,

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Mr. Steven P. Arena proposed rent of \$900.00 per month is harsh and unconscionable.
 - The Commission determined that once the Housing Code violations, described in Housing Code Enforcement Officer's report of 02/14/20 are corrected and verified by the Housing Code Inspector.
 - The rent will continue at \$650.00 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 # 5558-09-05-20: Arena vs. Wethersfield LLC.

- All parties sworn in by Chairwoman
- Arguments not heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Mr. Steven P. Arena proposed rent of \$875.00 per month is harsh and unconscionable.
 - The Commission determined that once the Housing Code violations, described in Housing Code Enforcement Officer's report of 10/07/20 are corrected and verified by the Housing Code Inspector.
 -
 - The rent will continue at \$750.00 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.

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, February 18, 2021

Commissioners Present (Quorum)

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

Staff Present

Claude Trapp
Beayanka Pinckney Naraine

Meeting start time: 6pm

Case # 5553-07-13-20: Kelly vs. BH Property Management

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - The Commission determined that tenant's Mr. Albert Kelly proposed rent of \$850.00 per month is harsh and unconscionable.
 - The Fair Rent Commission was notified by inspector, Shawn Holloway, that the Housing Code violations, described in 08-31-20 housing code report has been corrected and verified on June 30, 2021. The rent will be increased for \$650.00 to \$750.00 effective August 1, 2021 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 # 5552-02-06-20: Nerz vs. RG 442-444 Farmington LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - As per our recent communication, I understand that you are moving and would like to withdraw your Fair Rent case. We will therefore administratively dismiss this 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. Nancy Marrero at (860) 757-9207

Case # 5551-02-03-20: Salcedo vs. Ancona Management LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision:
 - Landlord Failure to attend FRC on 2/18/21. Final Decision to be addressed through the ST of CT housing Court.

Case # 5546-01-21-20: Jackson vs. Johnson

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision
 - Effective 4/1/2021, the current rent of \$460.00 per month will be increased by \$100.00 adjusting the monthly rent to \$700.00. Rent will continue at \$700.00 per month for the balance of the lease term

Case # 5555-08-24-20: Robertson vs. Starock Management LLC.

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision
 - Proposed rent of \$1,000.00 was harsh and unconscionable. Effective March 1st 2021 current rent of \$825.00 per month will increase by \$50.00 and rent will be \$875.00 per month for the balance of the Lease term

Case # 5559-11-09-20: Vassell vs. Garden Hill Apartments

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision
 - The Commission determined that once the HCV described in the HCEO report on 11/13/2020 are corrected and verified by the HCI. Failure by Landlord to appear the FRC hearing on 2/18/2021 was considered in part of the Commission final decision. The rent will continue at \$650.00 per month for the balance of the lease term.

Case # 5561-11-09-20: Walker vs. PMC Property Group

- All parties sworn in by Chairwoman
- Arguments heard from both sides
- Executive Session
- Decision
 - Rent will continue at \$1,215.00 per month for the balance of the lease term.

Meeting adjourned: 9:00 p.m.