



CITY OF HARTFORD

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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