



# CITY OF HARTFORD

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Meeting Minutes of the Fair Rent Commission

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## 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

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### Meeting start time: 6pm

- 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.
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  - 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.

**Meeting Adjourned: 9:30pm**