



FAIR RENT COMMISSION

Meeting Minutes

Wednesday, August 23, 2023, at 6:00 pm

In-Person Only

Bristol Public Library, Meeting Room 2

Attendees: Jon P. FitzGerald – Chair, Timothy J. Gamache – Vice Chair, Bryan Brown – Secretary, Adam Brothwell, Cristina Costa, David J. Haberfeld, Susan Pyzynski, Liaison Erick Rosengren and Alternates Ryan Carrier, and Brian Brady.

Absent: Alternate Mary Alford.

Guests: None

1. Call to order

Chair FitzGerald called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

2. Introduction of members

In order of introduction: Liaison Erick Rosengren, Bryan Brown (L), Adam Brothwell (H), Brian Brady (H), David J. Haberfeld (L), Jon P. FitzGerald (H), Timothy J. Gamache (T), Susan Pyzynski (H), Cristina Costa (T), and Ryan Carrier (L),

Recording Secretary's note: Commissioner's representation is noted next to their name: T = Tenant, H = Homeowner, and L = Landlord.

3. Seating of alternates

No alternates were seated.

4. Discussion and approval of the June 14, 2023 Meeting Minutes

On motion by Commissioner Gamache, and seconded by Commissioner Pyzynski, the Commission moved to accept and approve the June 14, 2023 Meeting Minutes as presented. The motion passed via unanimous voice vote.

5. Discussion and approval of the July 19, 2023 Meeting Minutes

On motion by Commissioner Gamache, and seconded by Commissioner Costa, the Commission moved to accept and approve the July 19, 2023 Meeting Minutes as presented. The motion passed via unanimous voice vote.

City of Bristol

111 North Main Street

Bristol, CT 06010

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6. **Hearing of the fair rent complaint in the matter of Hope Palmieri (Tenant) and Lazim Elecovsky and Cetka Dilapovski (Landlords) Discussion**

Chair FitzGerald summarized the complaint before the Commission and relayed that the property at 101 Sixth St. is scheduled for evaluation by the Bristol Burlington Health District and the City of Bristol's Building Department, in September. Given that resulting reports and/or potential actions by those agencies would bear significant relevance to the complaint being heard by the Fair Rent Commission, both the Complainant and Complainee were asked if they wanted to postpone providing testimony until the completion of those inspections. Both parties declined to delay.

The Complainee addressed the Commission:

Hope Palmieri, 101 Sixth St., Bristol, stated she entered into a one-year, written lease agreeing to pay \$1,000.00 per month to rent the property, the lease included a 10% late fee of \$100. The written lease expired in 2021. Palmieri has continued at the property with an oral lease since. In 2022 the rent was increased to \$1,050.00/month. In March 2023 two weeks' notice was given that effective April 2023 rent would increase to \$1,200.00 and the late fee to \$120.00.

Palmieri stated the property is poorly maintained, repairs are generally not done, and when repairs are made, said repairs are not completed in a timely fashion. Including:

-Two failed outlets were not addressed for two months.

-A leaking water heater on the 2nd floor, reported to Mr. Elecovsky in March of 2022, was unaddressed for eight months. Once replaced, the replacement water heater began leaking on October 9, 2022. The issue remains unresolved.

-The Tenant regularly receives notices that the property's water bills have not been paid and shut-off notices from the water company.

Palmieri reported she was told if she refused to sign a new written lease agreeing to \$1,200.00/month, a \$120.00 late fee (10%), and that she would be responsible for repairs to her unit costing less than \$100, then her rent would be increased to \$1,500.00 per month.

The Complainant addressed the Commission:

Lazim Elecovsky, 120 Norwood Road, Bristol, reported rent increases are in keeping with the current cost of housing. The Tenant broke her lease by allowing her daughter's boyfriend to stay with her without notifying Elecovsky and being granted permission. The Tenant installed security cameras without permission. Other tenants have left or refused to rent due to Ms. Palmieri.

Elecovsky stated his intention to keep the rent at \$1,200.00 until March 2024 and no longer rent to Ms. Palmieri thereafter.

On motion by Commissioner Pyzynski, and seconded by Commissioner Costa, the Commission moved to continue the hearing of the complaint related to whether the rent charged to Ms. Palmieri for the first-floor unit of 101 Sixth St. is fair and conscionable to the next regular meeting, to be held September 27, 2023. The motion passed via unanimous voice vote.

7. Public Participation.

There was no public participation.

8. Old Business

Commission protocol and procedure items were reviewed, there was no deliberative discussion, and no actionable items.

9. New Business

There was no new business.

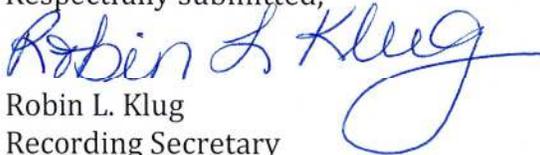
10. Meeting Date and Agendas

There were no action items.

11. Adjournment

On motion by Commissioner Gamache, and seconded by Commissioner Costa, the Commission moved to adjourn at 7:17 p.m. The motion passed via unanimous voice vote.

Respectfully submitted,



Robin L. Klug
Recording Secretary