



FAIR RENT COMMISSION

Meeting Minutes

Wednesday, November 29, 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, and Alternate Ryan Carrier. Also present, Brian Brady and Erick Rosengren - City Counsel Liaison, and Scott Matney - Corporation Counsel Liaison.

Absent:

Alternate Mary Alford (T).

1. Call to order

Chair FitzGerald called the meeting to order at 6:00 p.m.

2. Introduction of members

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

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

Liaison Erick Rosengren and Attorney Scott Matney were also introduced.

3. Seating of alternates

No alternates were seated.

4. Discussion and approval of the minutes of September 27, 2023 and take any action as necessary

On motion by Commissioner Gamache, and seconded by Commissioner Costa, the Commission moved to accept and approve the September 27, 2023 Meeting Minutes, as presented. The motion passed via unanimous voice vote.

5. **Hearing on the fair rent complaint in the matter of Jesus Andino and Amariliz Sanchez (Tenant) and Ncube Mbali and Star Holding Group (Landlord) and to take any action as necessary**

Chair FitzGerald related that a request was made by the Landlord to postpone hearing to next month due to a funeral outside of the country.

Complainee, Jesus Andino addressed the commission and stated that he has turn to FRC to further understand the fair amount a landlord can raise rent. Mr. Andino stated that postponing the hearing could cut his work hours as he works for the Navy which often requires him to do overtime. He commented that the hearing was already postpone last month.

Chair FitzGerald clarified that last month's hearing was cancelled because the Landlord did not received the notice of such hearing. He stated the notice was sent via certified mail but came back as "vacant" therefore, the hearing could not proceed without proof of notice.

Attorney Matney related that at the time there was no type of communication with the landlord, however, since then Mr. Andino and the landlord have been communicating well.

Commissioner Haberfeld suggested to grant the request for continuance to next month. He stated that although Mr. Andino's reason to not take time off from work is understandable. If Mr. Andino could not be present for next month's hearing he would also be granted the continuance.

Complainee, Jesus Andino, stated that he wants to avoid postponing from month to month and find what the fair amount for a rent increase is.

Chair FitzGerald explained that a fair amount can vary from apartment to apartment and from situation to situation. The Commission must consider the 13 factors listed on the Statue Sec. 12-183. Determination of Excessive Rent before making a decision.

On motion by Commissioner by Pyzynski and second by Commissioner Gamache, the Commission moved to grant the request made by the Landlord to continue the hearing to next month. The motion passed via unanimous voice vote.

6. Hearing on the fair rent complaint in the matter of Pauline Cabrila (Tenant) and Bristol Meadows LLC (Landlord) and to take any action as necessary

Complaint was withdrawn following successful mediation facilitated by the City's Corporation Counsel. Email confirmation attached.

7. Hearing on the fair rent complaint in the matter of Robert Hardy (Tenant) and Bristol Meadows LLC (Landlord) and to take any action as necessary.

Complaint was withdrawn following successful mediation facilitated by the City's Corporation Counsel. Email confirmation attached.

8. Hearing on the fair rent complaint in the matter of Eric Sehl (Tenant) and David Kimball (Landlord) and to take any action as necessary

Complaint was withdrawn following successful mediation facilitated by the City's Corporation Counsel. Email confirmation attached.

9. Hearing on the fair rent complaint in the matter of Deborah Dube and Randy Lacells (Tenants) and Pine Brook Terrace (Landlord) and take any action as necessary

Complaint was withdrawn following successful mediation facilitated by the City's Corporation Counsel. Email confirmation attached.

10. To adopt a calendar of meeting dates for January 2024 through January 2025 and to take any action as necessary

On motion by Commissioner Gamache and seconded by Commissioner Pyzynski, the Commission moved to accept and approve the meeting dates for next year as follows: January 24th, February 28th, March 27th, April 24th, May 22nd, June 26th, July 24th, August 28th, September 25th, October 23rd, November 20th, December 18th, and January 22nd, 2025. The motion passed via unanimous voice vote.

11. Public participation

None.



12. Discussion of old business and take any action as necessary

None.

13. Discussion of new business and take any action as necessary

Commissioner Haberfeld asked if a complaint is received without a dispute of rent, can the Commission hear such case or would it need to be dismissed.

Chair FitzGerald stated that if the complaint involves an increase in rent and/or the condition of the premises and/or reduction in services as listed in the FRC Complaint Form the Commission should hear the case.

14. Discussion of meeting dates and agendas and take any action as necessary

Chair FitzGerald related that the December meeting will remain at the Bristol Library. All other meetings starting January 2024 will be held at Bristol City Hall.

15. Adjournment

On motion by Commissioner Gamache, and seconded by Commissioner Costa, the Commission moved to adjourn the meeting at 6:22pm. The motion passed via unanimous voice vote.

Respectfully submitted,
Genesis J. Ojeda
Recording Secretary

Re: Pauline Cabrila v. Bristol Meadows, LLC

PAULINE CABRILA <pc3441@aol.com>

Wed 11/29/2023 9:46 AM

To: Scott Matney <ScottMatney@bristolct.gov>;

For now I wish to withdraw the complaint.
Sent from my iPhone

On Nov 29, 2023, at 9:42 AM, Scott Matney <ScottMatney@bristolct.gov> wrote:

Ms. Cabrila,

Per our phone conversation today, you have informed that this matter is now resolved and you wish to withdraw your fair rent complaint. Can you email me to confirm this is correct? If you have any questions or if this is not correct, please call me to discuss. Thank you.

Scott H. Matney

Matney Law, LLC

20 Batterson Park Road, Suite 130

Farmington, CT 06032

(860) 674-6066

Facsimile (860) 674-6067

Robert Hardy v. Bristol Meadows LLC



Scott Matney <scott.matney@matneylaw.com>

Re: Fair Rent Complaint

1 message

Scott Matney <scott.matney@matneylaw.com>
To: robert hardy <rch01271919@gmail.com>

Mon, Nov 27, 2023 at 12:34 PM

Confirmed. Thank you for your cooperation.

Scott H. Matney
Matney Law, LLC

20 Batterson Park Road, Suite 130
Farmington, CT 06032
(860) 674-6066
Facsimile (860) 674-6067

On Mon, Nov 27, 2023 at 12:33 PM robert hardy <rch01271919@gmail.com> wrote:

Yes I have agreed. Per our conversation thank you very much

On Mon, Nov 27, 2023 at 12:30 PM Scott Matney <scott.matney@matneylaw.com> wrote:

Mr. jHardy,

Per our conversation and your landlord's agreement to offer you a renewal lease with no rental increase from your current monthly rent, you have agreed to withdraw your fair rent complaint. Please email me back confirming you have withdrawn your complaint. Thank you. .

Scott H. Matney
Matney Law, LLC

20 Batterson Park Road, Suite 130
Farmington, CT 06032
(860) 674-6066
Facsimile (860) 674-6067

Eric Sehl v. David Kimball



Scott Matney <scott.matney@matneylaw.com>

Re: Fair rent complaint

1 message

Eric Sehl <ericsehl13@gmail.com>

Wed, Nov 22, 2023 at 11:52 AM

To: Scott Matney <scott.matney@matneylaw.com>

Yes, that is correct.

On Wed, Nov 22, 2023, 11:02 AM Scott Matney <scott.matney@matneylaw.com> wrote:

Mr. Sehl,

You have indicated to me that you have resolved your fair rent complaint, and wish to withdraw the complaint. Please confirm by email if that is correct. Thank you.

Scott H. Matney
Matney Law, LLC
20 Batterson Park Rd, Suite 130
Farmington, CT 06032
(860) 674-6066

Sent from mobile device



Hannah Benson <hannah.benson@matneylaw.com>

Re: Dube v. Pinebrook Terrace - Fair Rent

1 message

Scott Matney <scott.matney@matneylaw.com>
To: Deborah Dube <ddube120@yahoo.com>
Bcc: hannah.benson@matneylaw.com

Sat, Nov 18, 2023 at 1:10 AM

Ms. Dube,

Received. I will inform the Fair Rent Commission that the matter has been resolved and that your Complaint has been withdrawn. Please let me know if you have any questions.

Scott H. Matney
Matney Law, LLC
20 Batterson Park Road, Suite 130
Farmington, CT 06032
(860) 674-6066
Facsimile (860) 674-6067

On Fri, Nov 17, 2023 at 4:43 PM Deborah Dube <ddube120@yahoo.com> wrote:
All set I cancel the claim

Sent from Yahoo Mail on Android

On Wed, Nov 15, 2023 at 4:03 PM, Scott Matney
<scott.matney@matneylaw.com> wrote:

Ms. Dube,

I have confirmed the \$1000 credit (\$100 per month for 10 months) from the landlord to you. The landlord will have something for you to sign that you can work out with them asap. Provided the form is sufficient and you do sign it, please send me a response email indicating this matter is resolved and that you and Mr. Laceus have withdrawn your fair rent complaint.

Thank you.

Scott H. Matney
Matney Law, LLC
20 Batterson Park Road, Suite 130
Farmington, CT 06032
(860) 674-6066
Facsimile (860) 674-6067