



**TOWN OF WEST HARTFORD
FAIR RENT COMMISSION
SPECIAL MEETING MINUTES
April 25, 2024 at 6:30 PM
West Hartford Town Hall Room 314**

I. Meeting Opening

- A. Call to Order: Chair Nastajha Ortiz welcomed everyone and started the meeting at 6:32 pm.
- B. Roll Call: Secretary Kyle Zelazny conducted roll call.
Present: Commissioners Alexis Safo-Agyeman, Nichole Berklas, Venica Blythe, Nastajha Ortiz, Ashley Rigby, Bruce Wittchen, and Kyle Zelazny.
A quorum of members present.
- C. Approval of Minutes from February 29, 2024 Meeting
Motion made to approve the minutes by: Alexis Safo-Agyeman
Motion seconded by: Nichole Berklas
Vote: Motion passes unanimously

II. New Business

- A. Update in the matter of case #2023-03, Vernon v. Westwood Apartments Owner, LLC.

Chair Ortiz advises that the Complainant has reached a satisfactory agreement with the Respondent, and withdrawn the Fair Rent Commission complaint in this matter.

B. Explanation of Administrative Hearing Guidelines

Chair Ortiz advised that everyone was present for the purpose of holding a hearing. Complainant and Complainant's counsel was present. The Respondent failed to appear. The court reporter was present. Chair Ortiz noted that the parties were notified of the hearing via regular and certified mail and went over the hearing procedures.

C. Case #2024-03, Pagan v. Westwood Condominiums, LLC

West Hartford-Bloomfield Health District representative, Bryan Nagel, goes over the records submitted by the Health District with respect to the unit. Complainant's representative, law student Devon Murphy with supervising attorney, Alex West asks questions of West Hartford-Bloomfield Health District representative. Commissioners inquire of West Hartford-Bloomfield Health District.

Complainant puts on her case. Commissioners asks Complainant additional questions.

Commissioner Berklas makes a motion the rental charge is so excessive as to be harsh and unconscionable, and that the rental charge be reduced. Commissioner Safo-Agyeman seconds the motion. Discussion.

Commissioner Wittchen recommends that the Commissioners review the order with respect to suspending the payment of rent. Commissioner Safo-Agyeman concurs with Commissioner Wittchen's recommendation.

Commissioner Zelazny makes a motion that the Complainant's rent be reduced, but also be suspended for thirty (30) days while the Respondent addresses the property and maintenance code violations. During that time, the Complainant is to submit her rental payment to

the Town to be held in escrow. And that after thirty days, the Parties report back to the Commission as to the status.

Commissioner Wittchen seconds motion.

Motion passes unanimously.

III. Adjournment

Chair Ortiz makes a motion to adjourn meeting.

Motion seconded by Commissioner Safo-Agyeman.

Meeting adjourned at 7:50 pm.