



**Town of West Hartford Fair Rent Commission Special Meeting
Bishops Corner Senior Center – Main Room
15 Starkel Road, West Hartford, CT
June 4, 2024 at 6:30 PM
Minutes**

I. Meeting Opening

- A. Call to Order: Chair Nastajha Ortiz welcomed everyone and started the meeting at 6:30 pm.
- B. Roll Call: Secretary Kyle Zelazny conducted a roll call.
Present: Commissioners Alexis Safo-Agyeman, Nichole Berklas, Venica Blythe, Nastajha Ortiz, Bruce Wittchen, and Kyle Zelazny.
Absent: Commissioner Ashley Rigby
A quorum of members present.
- C. Approval of Minutes from February 29, 2024 Meeting
Motion made to approve the minutes by: Nichole Berklas
Motion seconded by: Bruce Wittchen
Vote: Motion passes unanimously

II. New Business

- A. Explanation of Administrative Hearing Guidelines

Chair Ortiz advised that everyone was present for a status update on the hearing held on April 25, 2024. Complainant was present in person and Complainant's counsel was present via Microsoft Teams. The Respondent was present via Microsoft Teams. The court reporter was

present. Chair Ortiz noted that the parties were notified of the hearing via regular and certified mail and reviewed the procedures.

Recess at 6:35 pm due to technical issues

Back on the record at 6:37 pm

B. Continuation of Case #2024-03, Pagan v. Westwood Condominiums, LLC

Recess at 6:49 due to technical issues

Back on the record at 6:51 pm

West Hartford-Bloomfield Health District representative Bryan Nagel, who provided testimony at the April 25, 2024 hearing, submitted an affidavit as to the West Hartford-Bloomfield Health District inspection. Affidavit was read into the record.

Complainant provides testimony regarding the affidavit of West Hartford-Bloomfield Health District.

Respondent provides testimony regarding the affidavit of West Hartford-Bloomfield Health District.

Both parties are asked if there is anything further they would like to add.

Both parties provide statements about the condition of the apartment.

Respondent references records not part of the record of the case. Chair Ortiz moves to strike reference to those records. Vice-Chair Berklas seconds.

Commissioners discuss if Respondent has been provided an opportunity to present his case. Commissioners vote 4-2 that

Respondent was provided notice and had opportunity to avail himself of the Fair Rent Commissioner process.

Commissioners Safo-Agyeman and Zelazny proposed opening the matter in order for the Respondent to present testimony. Commissioners Ortiz, Berklas, Wittchen, and Blythe vote that Respondent was already provided opportunity.

Chair Ortiz motions to release Complainant's May rent, for June rent to be held an escrow, and a continuance to determine if the Respondent intends to comply with the April 25, 2024 order of the Fair Rent Commission to reflect the Complainant's reduced rent in its rent database portal.

Seconded by Vice Chair Berklas.

Motion passes unanimously.

Commissioners identify next date of hearing as Monday June 24th pm at 6:30 pm.

III. Adjournment

Chair Ortiz makes a motion to adjourn meeting.

Motion seconded by Commissioner Zelazny

Meeting adjourned at 7:42 pm.