



**TOWN OF WEST HARTFORD FAIR RENT COMMISSION
SPECIAL MEETING MINUTES
October 10, 2024 at 6:30 pm
West Hartford Town Hall Room 314**

I. Meeting Opening

- A. Call to Order: Chair Nastajha Ortiz called the meeting to order at 6:31 pm.
- B. Roll Call: Chair Nastajha Ortiz conducted roll call.
Present: Commissioners Nichole Berklas, Venica Blythe, Nastajha Ortiz, Ashley Rigby, and Bruce Wittchen. Absent: Commissioners Alexis Safo-Agyeman and Kyle Zelazny.
A quorum of members present.
- C. Approval of Minutes from September 11, 2024 Meeting
Motion made to approve minutes by: Nichole Berklas
Motion seconded by: Bruce Wittchen
Vote: Motion passes unanimously

II. New Business

- A. Chair Ortiz discusses the procedure for this evening's meeting.
- B. At 6:34 pm, Chair Ortiz calls for the parties in the matter of *Pagan v. Westwood Condominiums, LLC*. Parties are not present, so Chair takes the next hearing and states she will come back to this hearing.
- C. At 6:35 pm, Chair Ortiz calls for the parties in the matter of *Raut v. Westwood Apartments Owner, LLC*. Both parties are present. Chair Ortiz reviews the hearing guidelines. Complainant testifies. Commissioners ask questions of the Complainant. Respondent then provides exhibits, and the Commission takes a recess to make copies of the exhibits at 7:01 pm. Reconvenes at 7:03 pm. New exhibits are marked in the record: Complainant's Exhibit D and Respondent's Exhibits 1 and 2. At 7:13 pm, additional exhibits were presented and the

Commission takes another recess. Reconvenes at 7:15 pm. Respondent's witness is questioned. Complainant and Respondent are both given the opportunity to make closing statements. Commission deliberates. Commissioner Berklas makes a motion to continue the hearing until the original lease from August 1, 2017 can be provided. Commissioner Rigby adds that she would also like to see a full rent roll including the lengths of time that renters have been in the home. Motion made to continue the hearing until parties can provide a copy of the August 1, 2017 lease, as well as any other full lease that has been executed, and a full rent roll including the lengths of times that renters have been in the home. Motion passes unanimously. Hearing is continued to October 22, 2024.

- D. At 7:47 pm, Chair Ortiz once again calls for the parties in *Pagan v. Westwood Condominiums, LLC*. The Complainant is present via telephone. Complainant is sworn in and the commissioners ask them questions regarding the pet fee their landlord imposed that was deemed to be retaliatory, resulting in a Cease-and-Desist order by the Commission to remove the charge. Complainant stated that the fee has not been removed. At 7:54 Commissioner Rigby makes a motion to impose a \$100 fine upon the landlord, and Chair Ortiz added that if the order is not complied with in five days, a further fine of \$100 per day will be imposed. Motion passes unanimously.
- E. At 7:55 pm, Chair Ortiz calls for the parties in *Olesnevich v. Property Privacy Services, et al.* Both parties are present. The Respondent states that it would like to be represented by an attorney. Hearing is continued to October 22, 2024.

III. Adjournment

- A. Meeting adjourned at 8:02 pm.