



**TOWN OF WEST HARTFORD FAIR RENT COMMISSION
SPECIAL MEETING MINUTES
May 13, 2025 at 6:30 pm
West Hartford Town Hall Room 400**

I. Meeting Opening

A. Call to Order: Commissioner Wittchen calls the meeting to order at 6:30pm.

B. Roll Call: Commissioner Wittchen conducts roll call.

Present: Commissioners Venica Blythe, Kate Martin, Alexis Safo-Agyeman
John Souza, and Bruce Wittchen.

Absent: Commissioners Nichole Berklas and Nastajha Ortiz

A quorum of members present.

C. Approval of Minutes from May 5, 2025 Meeting

Motion to approve minutes is made by Commissioner Martin.

Motion is seconded by Commissioner Souza.

Vote: Motion passes unanimously

II. New Business

A. Discussion of Procedure for Meeting

Commissioner Wittchen discusses the procedure for this evening's meeting.

B. # 2025-03, Martin v. KWK IV, LLC

Counsel for the Respondent requested a continuance and a continuance was granted. Matter was not heard and will be scheduled for a later date.

C. #2025-04, Meyer v. Dalton

Commissioner Wittchen calls for the parties in the matter of Meyer v. Dalton. Both parties are present. Commissioner Wittchen identifies and marks all the exhibits, and the affidavit of the West Hartford Bloomfield Health District sanitarian is read into the record. The Complainant puts on their case, and the Commissioners ask questions of the Complainant and their witness. Respondent puts on their case, and the Commissioners ask questions of the Respondent. The parties make a closing statement. Commissioner Wittchen recommends moving Complainant's rent into an escrow account. Discussion amongst Commissioners. Commissioner Safo-Ayegman makes a motion to place the last three months' rent into an escrow account and the rent for May, June, and July, and continue the matter for sixty days to allow the Respondent to address the health concerns. Commissioner Blythe seconds the motion. Unanimous motion.

7:45 - Recess.

7:49 - Reconvene.

D. #2025-05, Newbury v. Dalamagas

Commissioner Wittchen calls for the parties in the matter of *Newbury v. Dalamagas*. Both parties are present. Commissioner Wittchen identifies and marks all the exhibits. Complainant puts on their case and the Commissioners ask questions of the Complainant. Respondent puts on their case and the Commissioners ask questions of the Respondent. The parties make a closing statement. Commissioners begin deliberating. Commissioner Wittchen makes motion that \$800 increase in rent is excessive, as to be harsh and unconscionable. Seconded by Commissioner Souza. Unanimous. Commissioners continue deliberations. Commissioner Safo-Ayegman proposes a step increase in rent that caps at \$2400. Seconded by Commissioner Martin. Unanimous.

E. Adjournment - Meeting adjourns at 9:07pm.