



WEST HARTFORD

West Hartford Fair Rent Commission Special Meeting

Town of West Hartford – Legislative Chambers Room 314

50 South Main Street, West Hartford CT 06107

December 3, 2025 at

6:30 PM Minutes

I. Meeting Opening

- A. Call to Order: Chair Berklas calls the meeting to order at 6:31 pm.
- B. Roll Call: Chair Berklas conducts roll call.
Present: Commissioners Nichole Berklas, Paige Marion (arrived at 7:14),
Kate Martin , Alexis Safo- Agyeman, John Souza, and Bruce Wittchen.
Absent: Commissioner Blythe
A quorum of members is present.
- C. Approval of Minutes from October 30, 2025 Meeting
Motion to approve minutes is made by Commissioner Souza.
Motion is seconded by Commissioner Martin.
Vote: Motion passes unanimously.

II. New Business

- A. Commissioner Member Update – The Town Council appointed Paige Marion to the Fair Rent Commission on November 12, 2025. She will be welcomed at the next meeting.
- B. Election of Vice-Chair – Kate Martin nominated herself as Vice-Chair. Commissioner Safo- Agyeman seconds the Vice-Chair. Unanimous vote.
- C. Discussion of Procedure for Meeting
Chair Berklas discusses the procedure for this evening's meeting, and advises Commissioners that the case of 2025-11 has been moved to December 15, 2025.
Chair Berklas granted the continuance and the matter will be rescheduled for a hearing in November.
- D. #2025-10, Sturges v. Schweitzer
Chair Berklas calls the parties in the matter of #2025-10. Both parties are present and sworn in.
Recess at 6:42. Reconvene at 6:43. Complainant's Exhibit A is marked.
Recess at 6:45. Reconvene at 6:52. Complainant's Exhibit B is marked.
Complainant makes statement. Commissioners ask question of Complainant. Complainant's witness testifies. Respondent ask questions of Complainant's witness. Commissioners ask questions of Complainant's witness. Respondents' exhibits are marked. Respondent puts on their case. Complainant ask questions of Respondent through Chair. Commissioners

ask questions of Respondent. Closing argument by Complainant. Closing argument by Respondent.

E. Deliberations

Commissioners discuss. Commissioner Wittchen makes a motion that the rental increase is excessive, harsh and unconscionable. Seconded by Commissioner Safo- Agyeman. 4 ayes – 2 nays (Commissioners Berklas and Commissioner Souza nay). Motion passes.

Commissioner Martin makes a motion that rent be reduced to \$1400 a month for six months. Seconded by Commissioner Souza. 4 ayes – 2 nays (Commissioners Wittchen and Berklas nay)

Commissioner Wittchen makes a motion that the \$1400 rent for a six month period begin after the needed repairs have been made. Motion fails.

III. Adjournment

The meeting is adjourned at 8:02 pm.