



West Hartford Fair Rent Commission Special Meeting
Town of West Hartford - Legislative Chambers Room 314
50 South Main Street, West Hartford CT
December 15, 2025 at 6:30 PM
Minutes

I. Meeting Opening

- A. Call to Order: Chair Berklas calls the meeting to order at 6:30pm.
- B. Roll Call: Chair Berklas conducts roll call. Present: Commissioners Nichole Berklas, Paige Marion, Kate Martin, John Souza, and Bruce Wittchen.

Absent: Commissioners Venice Blythe and Alexis Safo-Agyeman

A quorum of members present.
- C. Approval of Minutes from the December 3, 2025 Meeting.
Motion made by Commissioner Martin. Seconded by Commissioner Souza. Unanimous vote.

II. New Business

- A. Status Update Case #2025-08, Ebert v. Geckler. On October 30, 2025, the Commission met in the matter of FRC Case # 2025-08. Following a hearing in which testimony and evidence was presented, the Commission continued the matter for final disposition for 45 days to allow the Parties to resolve the issues raised by the West Hartford Bloomfield Health District. The 45-day mark was met on December 15, 2025. The Fair Rent Commission Ombudsman read the status update emails of the Parties. Commissioner Wittchen made a motion that given the conditions of the Complainant's unit, the rent is harsh and unconscionable, and further orders that the next and all subsequent rent payments will be placed in a town escrow account until the Commission receives notice from the Bloomfield-West Hartford Health Department has completed the required repairs. Once the Commission has received notice that the repairs have been completed, the rent placed in the escrow

account will be returned to the property owner. Motion seconded by Commissioner Marion. Unanimous. Motion passes.

- B. Discussion of Procedure for Meeting and Explanation of Administrative Hearing Guidelines
- C. Case #2025-11, Carvell v. 22-24 Maplewood Ave LLC - Chair Berklas calls the parties in the matter of #2025-11 at 6:46 pm. Both parties are present and sworn in. Complainant's Exhibits are marked. Complainant puts on their case. Commissioners ask question of Complainant. Agent of Respondent comes forward. Respondent's Exhibits are marked. Respondent's agent puts on their case. Complainant ask questions of Respondent's agent through Chair. Commissioners ask question of Respondent's agent.
- D. Deliberations: Commissioner discuss. Commissioner Wittchen makes a motion that the rental charge was harsh and unconscionable. Seconded by Commissioner Martin. Unanimous. Commissioner Souza makes a motion to reduce rent from \$1425 to \$1225. Motion is discussed and fails. Commissioner Martin makes a motion to reduce the rent for January 2025 from \$1425 to \$1175. Seconded by Commissioner Souza. Motion Passes 4 -1 (nay by Commissioner Marion).

III. **Adjournment:** Meeting adjourned at 7:47pm.