

Town of Clinton
Fair Rent Commission Hearing/Meeting Minutes
Town Hall Rose Room
February 25, 2019 at 3:00 pm

Present: Omar Francis, Phillip Sengle and Bethany Knight

Absent: Jane Vece and Peter Mezzetti

Also present: Barbara Perkins
Margaret Carpenter & Attorney Jane Marsh
Melanie Yanus, Tax Collector

Francis called the meeting to order at 3:00 PM.

Knight made a motion, seconded by Sengle to approve the January 16, 2019 minutes. The motion was unanimously approved.

Continuing Case #2018-02 Colleen Clark/Barbara Perkins vs Margaret Carpenter

Attorney Jane Marsh was sworn in by Francis.

Frances reviewed the commission's duties and obligations per CGS 7-148b. *"Fair rent commission, which are created by act of a municipal legislative body, can receive and investigate rent complaints, issue subpoenas, hold hearings, and order landlords to reduce rents for specific reasons. When a commission finds the housing in question fails to comply with any local or state health or safety requirement, it may suspend rent payments until the housing is in compliance. A commission may also order a landlord to cease any retaliatory action against a tenant who complains to it."*

The commission has concerns with the condition of the furnace and that it's not up to code. Perkins is unable to get an oil company to deliver oil. Perkins is on the State of Connecticut CRT Program and she needs to go through CRT to get oil. Frances reviewed an invoice from Penny Wise stating *"efficiency tune up-did not get cleaned. Unit is in need of replacement, not currently up to codes"*. Perkins also contacted Quality Propane and Moroni & Son and they will not deliver oil. Perkins stated that since she is unable to use oil to heat the house she has been using electric heaters in each room and her electric bill has significantly increased.

The commission had a discussion on retaliation action.

Knight made a motion to cease collecting rent until the furnace is replaced and the landlord cannot rent the unit until the furnace is brought up to code. There was no second to the motion. The motion failed to pass.

Carpenter stated that she spoke to Ed Smith, Building Official regarding the condition of the furnace. Perkins also discussed the condition of the furnace with Ed Smith. The commission would like the Building Inspector to attend the next meeting and provide an oral or written report on the condition of the furnace. The commission scheduled the next meeting for Monday, March 11th at 3:00 pm.

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Knight made a motion, seconded by Sengle to suspend rent from 3/1/2019 through 3/11/2019 and require the Building Official to make a definitive determination on the entire system including the tank. If the Building Official is unable to make that determination, then it should be done by a qualified professional. The motion was unanimously approved.

Knight made a motion, seconded by Sengle and unanimously adjourned the meeting at 4:00 pm.

Mary Schettino

Recording Secretary