

**DRAFT Minutes of the
January 18, 2024 meeting
of the
Norwich Fair Rent Commission**

Present: Commission members Lee-Ann Gomes, Chair, Ed Belli, Rebecca Melucci, Atty. Michael Driscoll,(Corporation Council for the City of Norwich), Lance Stewart (tenant),Carrie Arteaga(landlord) Dan Singer, Sam Nieves (property managers) Norwich Human Services staff, Kate Milde and Lindsay Singer

The meeting began at 9:15am.

The Commission hear the case of Lance Stewart. The tenant alleges many infractions by his landlord, Recovery 12 Solution. These included things like not having qualified staff on site, code violations, conflicts with staff. Although he acknowledges he no longer physically resides at this property, he feels he is still a tenant there by virtue of having possessions still on the property.

The landlord asserts that Recovery 12 is a sober living house for people with addictions and that Mr. S does not have substance abuse issues. She states that through a legal court proceeding, Mr. S has been put out of the premises in question and that none of his belongings are still there. She states that the house is a DMHAS approved sober house where the rent is approved by the State. The rent has increased by \$10/week on 1-12-24, but that the tenant had been out of the property prior to that date. She listed many reasons for the increase including increased utility costs.

City Attorney Michael Driscoll presented to the Commission court documents showing that there was no illegal lockout by the landlord. He also read from statute 47a-2 that seems to indicate that hearing cases on this type of housing is at the discretion of the Commission.

The Commission deliberated this case and found that there was no substantial increase in rent, the tenant had vacated the property before the rent increase and currently does not physically reside there, and that this type of housing may not fall under the purview of Fair Rent Commissions.

The tenant and landlord will be sent a hard copy of the findings which also inform them how this case may be appealed. The case was recorded via Zoom and the recordings are maintained by the MIS Department for review.

Having no further business, the meeting adjourned at 10:15am.