TOWN OF BLOOMFIELD

FAIR RENT COMMISSION

There was a special meeting for the above referenced commission held on Monday, February 9, 2026 at 6:00 p.m. in-person at Bloomfield Town Hall – Wintonbury Room/Conference Room 5, 800 Bloomfield Avenue, Bloomfield, CT.

Commissioners present were: *In-Person*—Joy Chance, Chair; Sarah Adanti; Mark Saunders; and *via Zoom*—Alan Budkofsky, Vice Chair; Robert Ike; Monica Townsend

Commissioners absent were: Barbara Thornton

Also present were:

- **Tenants**: *In-Person*—T. Hemingway; *via Zoom*—C. Hemingway
- **Landlord:** *In-Person*—Collins
- **Town Staff/Contractors**: *In-Person*— Lauren Gambardella, Town Attorney; Lynn Weisel, Recording Secretary; *via Zoom*—Aimee Krauss, West Hartford-Bloomfield Health District Director

The meeting was called to order at 6:06 p.m.

Approval of Meeting Minutes

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to approve the 12/23/25 special meeting minutes as written.

Swearing in of all Parties Testifying

Ms. Weisel swore in all parties going to testify.

Hearings on Fair Rent Commission Complaints

Hemingway v. Landlord re: 12/17/25 Fair Rent Commission Complaint

Mr. Hemingway briefly presented his case, noting that he felt an increase of $600/month was too high due to comps in the area being lower, inconsistent repairs by the landlord, and the household income not being able to sustain the increase. The rental increase was due to begin on 11/1/25.

Health District Director Aimee Krauss testified that an inspection was completed on the property on 1/7/26 with a notice of violation issued for broken walkway tiles and bricks, broken oven door, sunroom screen door not closing, and evidence of rodent activity. She reported that following the inspection, the oven had been replaced, the sunroom door fixed, and the walkway filled with sand until it can be fully repaired in the spring. Terminix inspected the home, but some work needs to be done by the tenants to clean and organize items before treatment can occur.

Mr. Collins briefly presented his case, noting that Section 8 contacted the tenants to let them know that they were over housed and rent burdened, and provided a voucher for them to move. He reported that Ms. Hemingway told him that they were going to move. Mr. Collins stated that communication has been difficult. He provided pictures that he stated went beyond normal wear and tear and suggested vandalism. He also reported that there is a pet in the home, which is not authorized in the lease. Mr.

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Collins also shared concerns of unauthorized tenants living in the home, and renters' insurance not being maintained, as required in the lease.

There was a discussion regarding the conditions of the house and how they got that way. It was noted that the house passed a Section 8 inspection in January 2026.

There was a discussion of the number of rooms in the house, and it was noted that the Section 8 form had the house listed as a four-bedroom, but the Town of Bloomfield property card had it listed as a three-bedroom. Mr. Collins reported that he had added a door in the basement to allow for additional sleeping area to accommodate the number of people living in the house at the time.

There was a discussion about the lease, and whether it had been signed by the tenants. Mr. Collins reported that he had not been able to get the tenants to sign the lease for the last 2-3 years, but that Ms. Hemingway signed the most recent Section 8 request for tenancy approval that included the rental amount of $3000/month.

The Commission entered deliberations, and discussed the rental percentage increase of $2400/month to $3000/month; the income of the tenants; comps in the area; previous rental increases; operating expenses and market rents.

It was moved by Commissioner Chance, and seconded by Commissioner Saunders, in the case of C. Hemingway v. M. Collins to raise the rent from $2400 to $2600, a $200 increase, effective 11/1/25.

VOTE: AYE: Adanti, Chance, Ike, Saunders, Townsend
NAY: Budkofsky
ABSTAIN: None

The motion passed 5-1-0.

It was noted that the tenants need to pay the landlord the $200/month increase from November 2025 to present, and the landlord was instructed to give them a reasonable amount of time to do so. The landlord was also instructed to notify Section 8.

Hemingway v. Landlord re: 1/23/26 Fair Rent Commission Complaint

Attorney Gambardella provided an overview of the Town of Bloomfield Code of Ordinances Section 12-95 and Connecticut State Statute regarding behaviors that are considered retaliatory.

A summary of the process to date was reviewed. The increased rent was due to begin 11/1/25; a late payment notice was sent on 12/10/25; a Fair Rent Commission complaint was filed 12/17/25; and a Notice to Quit was sent on 1/16/26.

Mr. Hemingway reported that he was initially working with the West Hartford Fair Rent Commission before discovering that he needed to file a complaint with the Bloomfield Commission. He reported that the last agreed-upon rent continued to be paid.

Mr. Collins stated that he felt that as Ms. Hemingway signed the Section 8 request for tenancy approval, which included the rental amount, that she was agreeing to the increase.

The Commission reviewed the Town Ordinance and State Statute related to retaliation. Commissioner Chance noted that the Notice to Quit was issued less than six months from the filing of the Fair Rent Commission complaint. It was highlighted that the last agreed upon rent of $2400 had been continued to be paid.

It was moved by Commissioner Ike, based on Connecticut General Statute 47a-20 and 47a-20a, that the action by the landlord was retaliatory, and statutorily, based upon the action by the landlord, that the Commission issue a cease-and-desist order immediately. The motion was seconded by Commissioner Chance, and passed unanimously.

Update & Possible Action for Noncompliance in Case of Finney v. Landlord

Attorney Gambardella provided a recap of the 8/7/25 order in the case of Finney v. Landlord, the complaint of non-compliance from the tenant, and the actions taken to date. She noted that there has been no response from Ms. Mathis, the landlord, to outreach and demand for compliance.

It was moved by Commissioner Chance in the case of Finney v. Landlord to issue a fine of $75 to Ms. Mathis due to her failure to comply with the Commission order of August 7, 2025, based on the Bloomfield Code of Ordinance 12-97a. The motion was seconded by Commissioner Saunders, and passed unanimously.

Commissioner Questions, Comments & Feedback

There was no discussion on this item.

Adjournment

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to adjourn the meeting at 8:25 p.m.

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