Minutes not yet approved.
Approval and any edits to be made in succeeding minutes.

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TOWN OF BLOOMFIELD

FAIR RENT COMMISSION

There was a special meeting for the above referenced commission held on Monday, September 14, 2026 at 6:00 p.m. in a hybrid meeting style. The in-person meeting location was Bloomfield Town Hall – Wintonbury Room/Conference Room 5, 800 Bloomfield Avenue, Bloomfield, CT, and the virtual location was via Zoom.

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

Commissioners absent were: Sarah Adanti; Barbara Thornton

Also present were:

- **Tenants**: *In-Person*—C. & T. Hemingway
- **Landlord**: *In-Person*—Collins
- **Town Staff/Contractors**: *In-Person*—Lauren Gambardella, Town Attorney; Lynn Weisel, Recording Secretary

The meeting was called to order at 6:01 p.m.

Approval of Meeting Minutes

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to approve the 9/3/26 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. Collins

Commissioner Chance provided a brief overview of the case, and Attorney Gambardella provided a brief recap of the previous orders from the Commission regarding the case. She highlighted that the last order from the Commission extends through 2/9/27, and absent good cause, the tenants have to be allowed to stay in the apartment until 2/9/27. She noted good cause could include: tenants not paying rent, paying rent late, violating the lease, or the landlord wanting the apartment for himself.

Mr. & Ms. Hemingway presented their case, and then Mr. Collins presented his case.

The Commission entered deliberations, and discussed if the landlord violated the previous Fair Rent Commission order, or if he was allowed to issue the lease non-renewal based on good cause.

The Commission discussed the following in their deliberations: leases not signed; breakdown of communication between the parties; the tenants allowing their renters insurance to lapse; tenants having

a dog without notifying the landlord in violation of the lease; and concern of additional occupants living at the premises who are not on the lease.

Commissioner Chance moved that in the case of Hemingway v. Collins that the case be dismissed, as the Commissioners determined that the landlord had valid reasons for the non-renewal of the 11/1/26 lease. Commissioner Ike seconded, and the motion passed unanimously.

Commissioner Questions, Comments & Feedback

There were no items at this time.

Adjournment

It was moved by Commissioner Ike, seconded by Commissioner Budkofsky, and voted unanimously to adjourn the meeting at 7:06 p.m.