



FAIR RENT COMMISSION

January 28, 2026 at 6:00 PM
Bristol City Hall
111 N. Main Street, Bristol, CT

MINUTES

1. Call to Order

Jon called the order to meeting at 6:05 p.m.

2. Introduction of Commissioners

The commissioners introduced themselves as follows: Erick Rosengren (city council liaison), Ryan Carrier (Landlords), Cristina Costa (Tenants) Sue Pyzynski (Homeowners), Brian Brady (Homeowners), Tim Gamache (Tenants), Adam Brothwell (Homeowners), Jon Donovan (Asst. Corporation Counsel), Jon FitzGerald (Chairman)

3. Seating of Alternates

No Alternates seated.

4. Discussion and the approval of minutes of December 17, 2025 and take any action as necessary.

Motion to approve by Sue Pyzynski seconded by Cristina Costa. All in favor, none opposed. Motion carries.

5. Hearing on the fair rent complaint in the matter Tyeisha Camp (tenant) and 38-42 Bishop Street LLP (landlord) and to take any action as necessary.

Jon FitzGerald reviewed the Fair Rent Commission rules. Complainant Tyeisha Camp was sworn in and testified that she has lived in the unit since 2021 as a single mother and experienced prolonged heating issues from October through late December despite multiple complaints, including to code/health officials. She also raised concerns about alleged drug activity in the building and unsanitary conditions, stating other tenants have similar complaints. She provided photos as evidence.

Property manager David Kone, representing the owners, was sworn in and acknowledged past heating issues but stated they were addressed with new furnaces, noting one furnace services five units. He said temporary electric heaters and hotel accommodations were offered; when the complainant declined the hotel due to sanitary issues at the hotel, she was given a \$400 credit after staying elsewhere. He

stated he was unaware of complaints regarding maintenance staff and confirmed the tenant is current on rent.

The complainant stated the provided motel was unsanitary and that it took years of complaints to reach a resolution. Her mother corroborated the heating issues. The complainant also cited ventilation problems causing marijuana and cigarette smoke odors, inconsistent income of approximately \$1,500/month, and that heat, hot water, and electricity are included in her \$1,595 rent, which has increased annually except this year. She reported no control over heat (only AC), no additional income, and prior visits by police and a city official.

Because of issues raised in the complaint, Chairman FitzGerald forwarded the complaint to the Bristol Burlington Health District (BBHD). An email was received from the BBHD that "The attached complaint was resolved."

The landlord referenced 2026 fair market rent for a two-bedroom with utilities (\$1,845–\$1,965) and stated there would be no rent increase in 2026 due to the issues.

Chairman FitzGerald reviewed the criteria for determination of excessive rent with the tenant and the landlord.

After commissioner discussion, a Motion to Dismiss was made by Sue Pyzynski and seconded by Ryan Carrier. All opposed.

A Motion then passed unanimously to prohibit any rent increase through the end of 2026, keeping the rent at \$1,595 through the end of 2026.

6. Hearing on the fair rent complaint in the matter Jennie Montambault and Stephanie Plaza (tenant) and West Estates LLC (landlord) and to take any action as necessary.

No one appeared for this complaint on either the tenant or landlord side, despite certified letters being sent to both parties of the hearing date.

There was a Motion Dismiss by Cristina Costa Seconded by Tim Gamache. None opposed. All in favor, motion carries.

7. Hearing on the matter of Gennifer Grant-Browne (Tenant) and 439 West Street, Bristol, LLC (Landlord) regarding the tenant's request, pursuant to Section 12-182 (a) (4) of the Ordinances of the City of Bristol, that the commission review, amend, terminate, or suspend the order and decision it issued orally at the hearing on December 17, 2025 and in writing on December 18, 2025.

Chairman FitzGerald went over the rules that only commissioners who attended the last hearing or reviewed the recording of it were eligible to vote; Sue Pyzynski confirmed she had listened and would be eligible to participate in tonight's hearing.

Gennifer Grant-Browne was sworn in. Gennifer Grant-Browne appealed a \$300 rent increase, stating her income has not changed and she receives about \$1,400 per month in Social Security, making the increase unaffordable. She said recent bathroom improvements were acceptable to her.

Chairman FitzGerald reviewed the criteria for determination of excessive rent with the tenant and the landlord. Landlord Yulia Coggin and her realtor Jithu were sworn in. Yulia stated she installed a sink in the bathroom on January 10 and provided photos already on record. She noted the tenant paid January rent at the old rate of \$950 despite signing a new lease at \$1,250. Yulia acknowledged the increase may feel high but attributed it to utilities being included, saying she expected \$1,300 but agreed to \$1,250. She provided comparable rentals with utilities included ranging from \$1,250 to \$1,400 and explained that, as a recent purchaser of the property and a widowed single parent managing it as her main income, she is currently losing money but did not have exact expense figures.

Commissioner Cristina Costa expressed that the proposed rent was too high for a studio and emphasized considering tenant circumstances over strictly financial calculations, stating she felt strongly the increase was excessive for the unit's size. Adam Brothwell noted the need to balance the landlord's financial obligations as well.

Commissioners debated the validity of the provided comparables.

A Motion was brought forth by Adam Brothwell stating "I move that the commission find that the proposed increase would be so excessive as to be harsh and unconscionable were the full amount to be imposed all at once. The rent increase will be phased in as follows: \$950 effective January 1, \$1,050 April 1, \$1,150 July 1, and \$1,250 October 1." The Motion was seconded by Brian Brady, with all commissioners in favor, none opposed. Motion carries.

8. Public Participation

Mayor Zoppo-Sassu thanked the commission for reevaluating the case and serving on the commission. She reviewed the applicable criteria and referenced the background of the property and prior complaint, encouraging parties to conduct research in advance of hearings. She also discussed the value of outlining procedures ahead of time so both parties know what to expect when attending.

9. Discussion by commissioners of old business and take any action as necessary.

No old business was brought forth to discuss.

10. Discussion by commissioners of new business and take any action as necessary.

Chair Jon FitzGerald talked about the reconsideration request, and passed out some materials about a motion to reconsider from Middletown.

He also shared that Statewide Fair Rent Commission was hosting a zoom on February 3, 2026. He encouraged commissioners to attend if possible.

11. Discussion by commissioners of meeting dates and agendas and take any action as necessary.

The Fair Rent Commission will meet again on February 25, 2026 at 6:00 p.m.

12. Adjournment

Motion to Adjourn by Cristina Costa and seconded by Sue Pyzynski at 8:35 pm.

Respectfully Submitted,

Maria Theam
Recording Secretary