



FAIR RENT COMMISSION

May 27, 2026 at 6:00 PM
Bristol City Hall
111 N. Main Street, Bristol, CT

MINUTES

	NAME	PRESENT	ABSENT
COMMISSIONERS	Brian Brady (H)	X	
	Adam Brothwell (H)		X
	Bryan Brown (L)		X
	Ryan Carrier (L)		X
	Cristina Costa (T)	X	
	Anthony Lozier (T)	X	
	Susan Pyzynski (H)	X	
	Connie Cohen (L) Alternate		X
	Kimberly Gendron (T) Alternate	X	
COUNCIL LIASION	Erick Rosengren	X	
STAFF	Attorney Jonathan Donovan, Asst. Corp. Counsel	X	
	Maria Theam, Corporation Counsel's Office	X	

Note: H (Homeowner Representative) L (Landlord Representative) T (Tenant Representative)

1. CALL TO ORDER

Meeting was called to order at 6:02 pm by Attorney Donovan.

2. VOTE ON CHAIRPERSON PRO TEMPORE FOR TONIGHT'S MEETING

MOTION: To appoint Anthony Lozier as Chairman Pro Tempore for Tonight's Meeting

BY: Sue Pyzynski

Seconded: Cristina Costa

For: All in favor

Against: None

3. Introduction of Commissioners:

The commissioners introduced themselves as follows: Cristina Costa, Sue Pyzynski, Brian Brady, Anthony Lozier, Kimberly Gendron.

4. SEATING OF ALTERNATES

No alternates for tonight.

5. DISCUSSION AND APPROVAL OF THE MINUTES OF FEBRUARY 25, 2026 AND TAKE ANY ACTION AS NECESSARY.

MOTION: To approve the minutes of the Meeting of February 25, 2026.

BY: Sue Pyzynski

Seconded: Cristina Costa

For: All in favor

Against: None

6. HEARING ON THE RETALIATION COMPLAINT IN THE MATTER OF WENDY LECLERC (TENANT) AND ANGEL SAUNDERS (LANDLORD) AND TO TAKE ANY ACTION AS NECESSARY.

Commissioner Kimberly Gendron recused herself from the matter.

Wendy LeClerc, tenant, appeared, was sworn in, and provided testimony regarding her complaints of alleged retaliation.

Angel Saunders, landlord, appeared, was sworn in, and provided testimony. Mr. Saunders stated that he intends to move into the unit because he is selling his home and plans to occupy Ms. LeClerc's unit. He further testified that Ms. LeClerc had filed a fair rent complaint as well as health and building-related complaints. Mr. Saunders also stated that issues had arisen involving Ms. LeClerc's roommate. Mr. Saunders submitted documents for consideration as evidence.

Ms. LeClerc provided rebuttal testimony in response to Mr. Saunders' statements.

Mr. Saunders then provided additional rebuttal testimony.

Attorney Donovan discussed the applicable retaliation statutes and the legal definition of retaliation.

The Commission held discussion regarding what constitutes retaliation under the statute and whether sufficient grounds existed based on the facts presented. The commissioners also discussed the evidence and testimony provided by both parties.

Chairman Pro Tempore Anthony Lozier stated that retaliation had occurred in this matter based on the statutory presumption and Ms. LeClerc's sworn testimony that she had attempted to pay

her rent.

MOTION: To Vote that the First Element of Retaliation has been met.

BY: Anthony Lozier

Seconded: Brian Brady

For: All in favor

Against: None

Motion carries that there was retaliation by the landlord.

MOTION: That there was justification for the retaliation by the landlord.

BY: Anthony Lozier

Seconded: Cristina Costa

For: None

Against: All voted Nay.

MOTION: To issue a cease-and-desist order of the Notice to Quit

BY: Anthony Lozier

Seconded: Cristina Costa

For: All in Favor

Against: None.

A cease and desist order is issued as to the retaliatory action.

7. DISCUSSION BY COMMISSIONERS OF OLD BUSINESS AND TAKE ANY ACTION AS NECESSARY.

No old business.

8. DISCUSSION BY COMMISSIONERS OF NEW BUSINESS AND TAKE ANY ACTION AS NECESSARY.

Procedural discussion by Jonathan Donovan regarding discussion with any of the parties of a complaint outside of the hearing is strictly forbidden.

9. DISCUSSION BY COMMISSIONERS OF MEETING DATES AND AGENDAS AND TAKE ANY ACTION AS NECESSARY

a. June 24, 2026 at 6:00 PM – City Hall

The next meeting will be held on June 24, 2026 at 6pm.

10. Public Participation: Commissioner Gendron inquired about the notice to quit and the terms of it. Discussion was held on that.

11. Adjournment.

MOTION: to Adjourn at 7:59 p.m.

BY: Anthony Lozier

Seconded: Cristina Costa

For: All in Favor

Against: None.

Motion carries and meeting was adjourned.

Respectfully Submitted,
Maria Theam, recording secretary

This meeting was recorded via Zoom – It can be viewed at this link:
<https://bristolct.portal.civicclerk.com/event/4115/media>