



City of Bristol
Bristol, Connecticut

FAIR RENT COMMISSION

Wednesday, November 19, 2025 at 6:00 PM at
Bristol City Hall,
111 N. Main Street, 3rd Floor,
Conference Room 3-1,3-2,3-3
Bristol, Connecticut.

MINUTES

1. Call to Order

Chairman FitzGerald called the Fair Rent Commission meeting to order at 6:00 p.m.

2. Introduction of Commissioners

The commissioners introduced themselves as follows: Erick Rosengren(council liaison), Ryan Carrier, Cristina Costa, Susan Pyzynski, Adam Brothwell, Bryan Brown, Brian Brady, Jon FitzGerald, and Tim Gamache.

3. Seating of Alternates.

David Haberfeld was not present, so Ryan Carrier served in his place as an alternate.

4. Discussion and Approval of the minutes of December 18, 2024 and take any action as necessary.

Motion to Approve the minutes by Commissioner Gamache, Seconded by Commissioner Pyzynski, approved, motion carries

5. Hearing on the fair rent complaint in the matter Christine A. Scinto, Colin R. Scinto, and Michael Patrissi (tenant) and Christopher Eason (landlord) and to take any action as necessary.

The parties introduced themselves. All three tenants were present, as well as the landlord. Chairman Jon FitzGerald reviewed the hearing rules and guidelines and swore in both the landlord and the tenants. Attorney Steeg, Assistant Corporation Counsel for the City of Bristol, also reviewed the hearing procedures.

Colin Scinto, tenant, spoke first and presented photographs of the apartment, prior correspondence from the previous landlord, the mortgage deed from the Town Clerk, and a written narrative which he read aloud. He provided a brief timeline of their residency. He stated that he did not feel comfortable signing a

lease he believed contained misrepresentations and felt pressured by Mr. Eason's property manager, Diane Roldan, to sign. The tenants were served a Notice to Quit for Lapse of Time on October 31, 2025. They requested to remain in the unit until January 31, 2026, continuing to pay the prior rental amount of \$1,295 via Zelle until that date. He stated they intended to move regardless, but required additional time due to the holidays and current rental market conditions.

In response, the landlord, Mr. Eason, stated that the woman is the only person listed on the lease and therefore he chose not to communicate with anyone else. He said he intends to remodel the apartment and encountered resistance from the tenants when attempting a walkthrough. He also felt the tenants were attempting to influence his choice of finishes or materials for the remodel. He asserted that their complaints were substantial enough that they should have vacated prior to his taking ownership. He stated that due to his increased mortgage and the need to remodel all units, he must charge a higher rent and is unwilling to accept a lower amount.

Colin provided rebuttal to the landlord's statements, reiterating that they would agree to pay the rent but only if the necessary repairs were completed. Mr. Eason again stated that if the tenants believed the conditions were too poor to live in, they should have already left.

The commissioners then asked questions. Commissioner Brothwell asked the tenants to confirm whether they intend to move out regardless. Commissioner Pyzynski also requested clarification.

Mr. Eason was asked if he plans to remodel the unit, and he confirmed that he does. He also stated that he is currently losing money on the property even with all three units rented at \$1,750 per month.

Chairman FitzGerald requested clarification regarding the dates the Notice to Quit was served and when the complaint was filed, noting that depending on how the dates align, the situation could potentially raise concerns about retaliation.

Attorney Steeg advised the commission that their responsibility is to determine whether the rent increase is harsh and unconscionable.

Commissioner Brothwell stated that he does not believe the current condition of the apartment justifies an increased rent. However, he did acknowledge that the unit will be worth more "someday."

Commissioner Brothwell made a Motion that it is harsh and unconscionable to increase the rent under Section 12-183 (6) – Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein. The motion was Seconded by Commissioner Gamache. All in favor. None opposed. Motion carries.

6. Public Participation.

None.

7. Discussion of Commissioners of old business and take any action as necessary.

None.

8. Discussion of commissioners of new business

Commissioner Brady shared that Fair Rent Commissions are now required in municipalities with populations of 15,000 or more. He also discussed new laws regarding landlord/tenant matters. Commissioner Brady inquired about whether he could be reappointed by the new mayor. The commissioners discussed their terms, appointment timelines, and expiration dates.

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

a. **2026 and January 2027 Meeting Schedule** – The commissioners reviewed the 2026 calendar and agreed to continue meeting on the 4th Wednesday of each month, except during holiday weeks. Motion to accept schedule by Commissioner Gamache and Seconded by Commissioner Pyzynski. All in favor. Motion carries.

b. **December 17, 2025 at 6:00 p.m. City Hall** - The commission discussed the room change for next month due to another meeting occupying the usual meeting room.

10. Adjournment

Motion to adjourn by Commissioner Gamache and Seconded by Commissioner Pyzynski. All in favor. Motion carries. The meeting adjourned at 6:43 p.m.

Respectfully submitted,

Maria Theam, recording secretary