

Possible motions and orders

At the conclusion the commission can vote to:

1. deny the complaint and allow the rent increase to go forward

Motion: - I move the commission deny the complaint because the proposed rent increase is not found to be so excessive as to be harsh and unconscionable.

2. find that the proposed rent increase is unfair and unconscionable and deny the increase

Motion: I move the commission deny the proposed increase because it is unfair and unconscionable.

3. reduce the rental increase or rental charge to an amount that is fair and equitable

Motion: I move that the commission find that the proposed rent increase is harsh and unconscionable and reduce the increase to an amount that is fair and equitable in the amount of _____.

4. phase in a rent increase over time

Motion: 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:

- | | | |
|------|-----------------|-------------------------|
| i. | effective _____ | the rent shall be _____ |
| ii. | effective _____ | the rent shall be _____ |
| iii. | effective _____ | the rent shall be _____ |
| iv. | effective _____ | the rent shall be _____ |

5. If there are housing code orders or other property maintenance issues, the commission can delay the rent increase or lower a current rent until the landlord has complied with the housing code orders or other maintenance standards.



City of Bristol
Bristol, Connecticut

FAIR RENT COMMISSION

REGULAR MEETING AGENDA

The Fair Rent Commission will hold a regular meeting on Wednesday, January 28, 2026 at 6:00 PM at Bristol City Hall, 111 N. Main Street, 3rd floor, Bristol, Connecticut.

AGENDA

1. Call to order
2. Introduction of commissioners.
3. Seating of alternates.
4. Discussion and approval of the minutes of December 17, 2026 and take any action as necessary.
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.
6. Hearing on the fair rent complaint in the matter Jennie Montambault and Stehanie Plaza (tenant) and West Estates LLC (landlord) and to take any action as necessary.
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.
8. Public participation.
9. Discussion by commissioners of old business and take any action as necessary.
10. Discussion by commissioners of new business and take any action as necessary.
11. Discussion by commissioners of meeting dates and agendas and take any action as necessary.

a. February 25, 2026 at 6:00 PM, City Hall.

12. Adjournment.

/s/ Jon P. FitzGerald

Per Jon P. FitzGerald, chairperson

DATED:

Topic: Fair Rent Commission

Time: Jan 28, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bristolct-gov.zoom.us/j/87878489069?pwd=iJZlfzxvpqSfZbr2YncJT99GgBbghb.1>

Meeting ID: 878 7848 9069

Passcode: 444555

One tap mobile

+13052241968,,87878489069# US

+13092053325,,87878489069# US

Join instructions

<https://bristolct-gov.zoom.us/meetings/87878489069/invitations?signature=ZmYYH9T25XOER1mBBK4Uzxy-P6XJyDwsKROyEdDaYyc>

Fair Rent Commission Draft Criteria Evaluation Worksheet

This draft worksheet is for a commissioner's note taking in your evaluation of a rent complaint. It sets forth the criteria to be considered pursuant to Section 12-183 of the Bristol Code of Ordinances and applicable provisions of Connecticut General Statutes.

1. Consider only competent, credible evidence in the record.
2. Provide concise comments for your selection.
3. Not every criterion will apply to every complaint.

No.	Criterion	Evidence supports granting the complaint (deny rent increase)	Evidence supports denying the complaint (permit rent increase)		Comments
1	Comparable rents in same or other areas of the municipality				
2	Sanitary conditions of the accommodation				
3	Number of bathrooms, sinks, and lavatory facilities				
4	Services, furniture, furnishings, and equipment provided				
5	Size and number of bedrooms				

6	Repairs needed to make the unit reasonably livable				
7	Taxes and overhead expenses				
8	Compliance with City ordinances and Connecticut health and safety statutes				
9	Income of the petitioner and availability of accommodations				
10	Availability of utilities				
11	Tenant-caused damages beyond ordinary wear and tear				
12	Amount and frequency of rent increases				
13	Reinvestment of increased rent into property improvements				
	TOTAL				

Sec. 12-183. Determination of Excessive Rent

(a) In determining whether a rental charge or a proposed increase in a rental charge is so excessive, with due regard to all the circumstances, as to be harsh and unconscionable, the Commission shall consider such of the following circumstances as are applicable to the type of accommodation:

(1) The rents charged for the same number of rooms in other housing accommodations in the same and in other areas of the municipality;

(2) The sanitary conditions existing in the housing accommodations in question;

(3) The number of bathtubs or showers, flush waste closets, kitchen sinks and lavatory basins available to the occupants thereof;

(4) Services, furniture, furnishings and equipment supplied therein;

(5) The size and number of bedrooms contained therein;

(6) Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein;

(7) The amount of taxes and overhead expenses thereof;

(8) Whether the accommodations are in compliance with the ordinances of the City of Bristol and the General Statutes of the State of Connecticut relating to health and safety;

(9) The income of the petitioner and the availability of accommodations;

(10) The availability of utilities;

(11) Damages done to the premises by the tenant, caused by other than ordinary wear and tear;

(12) The amount and frequency of increases in rental charges; and

(13) Whether, and the extent to which, the income from an increase in rental charges has been or will be reinvested in improvements to the accommodations.

(b) Nothing in this section shall preclude the Commission from considering other relevant circumstances.

(c) The rent of a tenant protected by General Statutes. § 47a-23c who files a complaint with the Commission pursuant to General Statutes. § 47a-23c (c) (2) may be increased only to the extent that such increase is fair and equitable, based on the criteria set forth in General Statutes § 7-148c.

FAIR RENT COMMISSION HEARING GUIDELINES

1. Reports from city officials.
2. The commission members and alternates may ask the city officials questions.
3. Presentations by tenant and landlord:
 - a. Tenant explains in relevant, non-repetitive testimony why the *increase in rent; condition of the premises; reduction in services* is unfair and unconscionable. See attached Determination of Excessive Rent.
 - b. Landlord explains in relevant, non-repetitive testimony why the *increase in rent; condition of the premises; reduction in services* is not unfair and unconscionable. See attached Determination of Excessive Rent.
 - c. Tenant then has two minutes to respond to the landlord's comments.
 - d. Landlord has two minutes to respond to the tenant's comments.
 - e. The tenant may ask the landlord relevant questions regarding the landlord's testimony.
 - f. The landlord may ask the tenant relevant questions regarding the tenant's testimony.
4. The commission members and alternates may ask the tenant questions.
5. The commission members and alternates may ask the landlord questions.
6. Discussion by commission members and alternates regarding the complaint.
7. Vote by commission members and seated alternates on the complaint.

Hello Mr. Donovan

Good morning. Yes, I would like for the Fair Rent Commission to review and amend its decision order subject to section 12-182(a(4)) of the Bristol City Code of Ordinances.

Should I wait for the final written decision from the Commission before contacting CT Legal Aid and filing an appeal in New Britain Superior Court?

Please also note since I cannot remember if I properly stated during the hearing on 12/17/2025. I am not opposed to a minimal increase in the rent. I am however opposed to the drastic amount of the increase based on my current economic situation.

Respectfully

Gennifer Grant-Browne