

Interim Investigators Report

- ⌘ **Since the February 2014 Commission meeting there have been no new fair rent complaints filed.**
- ⌘ **Case FR201310001 Tobin vs Li was heard on February 18, 2014 and the Social Services Commission voted to deny the rental increase. Letters were mailed to the tenant and landlord notifying them of the commission's decision on February 26, 2014**
- ⌘ **Case FR201308001 Tellez vs Franchina was rescheduled and will be heard by the Commission on 3/18/2014**

⌘ **FR201312001**

Tenant claims that owner didn't give a lease until 5 months after moving in. The lease includes an increase and requires the tenant to pay for heat which wasn't the original agreement

- 12/2/2013 Received written complaint
- 12/3/2013 owner packet mailed out
- 12/10/2013 Received signed certified mail slip
- 12/13/13 owner returned packet
- Working with both parties to set up a reconciliation meeting
- Tenant verbally stated that he/she would wanted to withdraw their complaint, a withdrawal form was mailed out to the tenant and 3 follow up calls were made. The tenant has not responded nor has he/she brought in the withdrawal form.
- 2/13/2014 a notice notifying the tenant that his/her case will drop within 45 days if they do not respond was mailed

⌘ **FR201310001**

New owner purchase property with existing tenants, tenant does not agree with amount of proposed rent increase

- 10/28/2013 Received complaint
- 10/30/2013 owner packet mailed out
- 11/4/2013 Received signed certified mail slip
- 11/18/2013 Owner hand delivered packet
- Working with both parties to set up a reconciliation meeting
- 12/2/2013 Reconciliation meeting held, parties were not able to come to an agreement
- 12/11/2013 owner called and emailed a list of repairs made since the meeting, no agreement on rent made
- 12/17/2013 Case to be referred to Social Services Commission for vote to hear the case
- City of Stamford Health Department did an inspection and found violations re-inspection pending
- 2/18/2014 Commission to hear case

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- 2/26/14 Commission voted in favor of tenant and denied the increase in rent result of hearing mailed to the tenant and landlord

⌘ FR201309001

New owner bought property last year. Tenant claims new proposed rent increase is excessive and unit is in need of repairs

- 9/19/2013 Received compliant
- 9/20/2013 Owner packet mailed out
- 9/23/2013 Tenant packet brought in
- 9/23/2013 Received signed certified mail slip
- 9/23/2013 Owner hand delivered packet
- 9/30/2013 Spoke with co-owner
- 10/23/2013 Reconciliation meeting with co-owner and tenant. Parties were not able to come to an agreement.
- 11/19/13 Case referred to Social Services Commission for vote if they will hear the case.
- Hearing invitation sent to owner and tenant
- 11/17/2012 Hearing scheduled
- 12/17/2013 Commission voted in favor of owner and approved the increase in rent
- 1/16/2013 Tenant inquired about filing an appeal and was given information to the Superior Court
- 1/22/2013 Owner met with health inspectors regarding the tenants complaint filed with the health department

⌘ FR201308002

Increase in rent which is retaliatory and a decrease of services that used to be provided

- 8/1/13 Received original complaint not fair rent complaint
- 8/26/13 Complainant broadened original complaint in writing received
- 8/27/13 Mail tenant packet on
- 8/27/2013 Owner packet mailed on via certified mail due 9/11/2013
- 9/24/2013 Landlord packet hand delivered
- 10/24/2013 Reconciliation meeting with management and tenant. Parties agreed upon a \$20.00 increase. Tenant will notify when new lease is signed and withdraw complaint
- 12/9/2013 left a voicemail message with the tenant asking for a status update and if he/she was going to withdraw their complaint, no response to date
- 2/13/2014 a notice notifying the tenant that his/her case will drop within 45 days if they do not respond was mailed

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⌘ **FR201308001****Increase in rent after Health Department required owner to make repairs**

- Complainant walk-in to get information on how to file a complaint, given tenant packet
- 8/30/13 Received complaint in writing and tenant packet
- 9/12/2013 Owner packet mailed out
- 9/30/2013 Received signed certified mail slip
- 11/13/2013 Received owner packet by mail; owner is willing to negotiate
- 11/25/2013 Reconciliation meeting with tenant and owner scheduled to occur, both parties were not able to agree
- 12/17/2013 Case to be referred to Social Services Commission for vote to hear the case
- 2/18/2014 Case to be heard by the Social Services Commission- both parties failed to appear, hearing rescheduled to March 18, 2014
- 2/21/14 Hearing Noticed mailed to tenant and owner
- 3/18/14 Case to be heard by the Social Services Commission

⌘ **FR201307002****Increase in rent is excessive**

- Complainant made a verbal complaint, told to put in writing
- 8/14/13 brought in the complaint letter, gave the tenant forms
- 8/30/2013 tenant brought in forms
- 9/12/13 owner packet mailed via certified mail due September 27, 2013
- 10/18/2013 Tenant mailed withdrawal form; tenant moved October 1, 2013
- 10/30/2013 Withdrawal form received, copy mailed to owner
- **CASE CLOSED**

⌘ **FR201307001****Increase in rent**

- 7/11/13 Complaint received
- 8/8/13 Tenant and landlord packet mailed out
- 8/12/13 Tenant verbally asked to withdraw complaint, plans to move in September
- 8/13/13 Tenant mailed out withdrawal form and info on LL/Tenants rights, security deposits
- 9/4/2013 Withdrawal form brought in by tenant
- 9/5/2013 Withdrawal letter sent to the owner
- 9/11/13 Owner stopped by the office for clarification and to ask questions
- **CASE CLOSED**