

Interim Investigators Report

⌘ **FR201408001**

Tenant claims that management is raising rent from \$2402.00 to \$ 4612.00 per month. The tenant(s) feel that the increase is unfair and acknowledges that they didn't give the required amount of notice to renew or vacate.

- **08/06/2014 Received written complaint**
- **08/08/2014 Owner packet mailed out**
- **08/08/2014 Tenant packet mailed out**
- **08/19/2014 tenant called to say that they made an agreement with the property management and will be withdrawing the complaint.**

⌘ **FR201406001**

Tenant claims that a new owner purchased the property and is increasing the rent from \$1200.00/month to \$1500.00/month

- **6/25/2014 Received written complaint**
- **6/26/2014 Owner packet mailed out**
- **6/26/2014 Tenant packet mailed out**
- **7/1/2014 Received signed certified mail slip**
- **7/17/2014 tenant packet returned**
- **7/18/2014 owner returned packet**
- **8/8/2014 Reconciliation meeting held, parties were not able to come to an agreement**
- **8/19/2014 Case to be referred to Social Services Commission for vote to hear the case**

⌘ **FR201403001**

Tenant claims the management is increasing the rent \$67.00 from \$1,886.00 to \$1,953.00 per month The tenant feels that rent being charged is higher than similar rentals in the same building for similar units and other apartments were renovated and his/her has not been upgraded.

- **3/18/2014 Received written complaint**
- **3/20/2014 owner packet mailed out**
- **3/27/2014 Tenant packet brought in**
- **5/16/2014 owner returned packet**
- **6/13/2014 Reconciliation meeting held, parties were not able to come to an agreement**
- **6/17/2014 Tenant emailed that they intend to move and withdraw case, a withdrawal form has been supplied to them**
- **6/27/14 tenant emailed case withdrawal form**
- **CASE CLOSED**

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⌘ **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
- 4/2/2014 notice was mailed to complainant and the owner to inform that their complaint was dropped due to failure to respond.
- **CASE CLOSED**

⌘ **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
- 2/26/14 Commission voted in favor of tenant and denied the increase in rent result of hearing mailed to the tenant and landlord
- 4/14/2014 the 30 day appeal period has expired; there has been no correspondence from CT Superior court or the tenant regarding an appeal to date.
- **CASE CLOSED**

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⌘ 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
- 4/14/2014 the 30 day appeal period has expired; there has been no correspondence from CT Superior court or the tenant regarding an appeal to date.
- **CASE CLOSED**

⌘ 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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- 4/2/2014 notice was mailed to complainant and the owner to inform that their complaint was dropped due to failure to respond.
- **CASE CLOSED**

⌘ **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
- 3/19/14 Commission voted in favor of tenant and denied the increase in rent
- *4/19/2014 the 30 day appeal period has expired; there has been no correspondence from CT Superior court or the tenant regarding an appeal to date.*
- **CASE CLOSED**

⌘ **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**

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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**