



**MINUTES
FAIR RENT COMMISSION
REGULAR MEETING/HEARING(S)
MINUTES**

**December 17, 2025
5:30 PM-7:00 PM TOWN HALL COUNCIL CHAMBERS**

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. FIRE EVACULATION ANNOUNCEMENT**
- 3. ROLL CALL:** Present Paul Januszewski, Marshall Elemen, Linda DeGray, Walter LeBeau, Cynthia Guerri: Absent Maria Diana
- 4. APPROVAL OF MINUTES:** August 27, 2025, and October 14, 2025
- 5. NEW BUSINESS:** Approval of 2026 calendar of meeting dates with changes of November to Tues. the 17th and December to Tues. the 15th
- 6. OLD BUSINESS**
- 7. HEARING OF NEW COMPLAINTS**
 - a. Laurie Harkins - Tenant vs. Respondent - Shamim Chaudry**
 - i. Complainant Laurie Harkins reported multiple items that needed to be fixed or addressed since her move in of December 2023. The items included mold in an unfinished shower in master bathroom, floor in guest bathroom that had soft spot, thermostat not working properly, mice and roaches. Ms. Harkins stated she has asked numerous times to have these items addressed. Ms. Harkins confirmed she moved into the unit knowing that the master bathroom was unfinished and her daughter was using the shower.
 - ii. Ms. Harkins also contacted Eversource because of her concern of having mixed metering for utilities and which caused her to use all of her utilities assistance in two months. During questioning Ms. Harkins told the commission she has not paid utilities bills since the beginning of 2024, because Eversource told her they needed to complete their investigation addressing her concern. Eversource's verbally reported to Ms. Harkins that it was their suggestion that a separate meter be put in for Ms. Harkins unit.

- iii. Also, Ms. Harkins told the Commission that Ms. Chaudry will only accept rent payment in cash.
- b. Respondent - Shamim Chaudry vs. Laurie Harkins – Tenant
 - i. Respondent Shamim Chaudry and Mohammad Chaudry (son) rebutted that they have tried to address the concerns as soon as they were notified. Both Mr. and Ms. Chaudry told the commission that Ms. Harkins has only allowed access to the unit two to three times in the last two years.
 - ii. Ms. Chaudry stated that Ms. Harkins moved in knowing that the unit was not finished and was aware of the mixed metering of the two units on the first floor.
 - iii. Ms. Chaudry presented the Commission with a bill she received from Eversource for gas with a balance of approximately \$3,000 for Ms. Harkins unit. Ms. Chaudry explained that Ms. Harkins did not notify her that Eversource was investigating the mixed metering concern or was placing the meter in her name.
 - iv. Mr. and Ms. Chaudry told the Commission they accept all forms of payment for rent.

8. DISCUSSION

- a. Investigator Mr. Januszewski reported due to the nature of the complaint, the Fire Marshal, Building Official and Health Department, were contacted to inspect the unit. All three agencies inspected the unit on December 17th and the Commission is awaiting for their final reports.
- b. Mr. Januszewski was told by the building official during his inspection that the thermostat was working properly, but since the house was built in the 1800s it probably wasn't well insulated.
- c. Mr. Januszewski said that both parties were advised to bring documentation such as written communications and receipts to the meeting. The only documentation presented was the Eversource bill.
- d. It was the decision to continue the hearing unit January 28, 2026, or sooner if the agencies finished their report prior to the meeting date and all documentation from both parties were received.
- e. The following are the items to be addressed in the interim:
 - i. Ms. Harkins is to pay rent in the amount of \$1,690 to Ms. Chaudry as of December 17, 2025. If Ms. Chaudry has not received rent payment in full she must contact the Commission immediately.

- ii. Beginning in January 2026 rent payment of \$1,690 will be held in escrow by the town of Enfield until a final decision has been made by the Commission.
- iii. The town of Enfield will be contacting Ms. Harkins as to how to make rent payment of \$1,690. Rent payment must be made in full by no later than the 5th day of the month. The town of Enfield will notify the Commission once rent payment has been received.
- iv. Ms. Chaudry is to contact a pest control company as soon as possible. Ms. Chaudry is to report to the Commission as to when the pest control company has completed their treatment to exterminate both roaches and mice.
- v. The pest control treatment must include the entire building.
- vi. Both Ms. Harkins and Ms. Chaudry are to openly and freely communicate without animosity or disrespect both verbally and/or in writing any issues that need to be addressed.
- vii. Ms. Chaudry shall give verbal and/or written notice 24 hours in advance to Ms. Harkins prior to entering the unit for repairs. All electrical, plumbing, heating and building repairs shall be completed by licensed contractors.
- viii. Ms. Harkins shall cooperate with Ms. Chaudry when licensed contractors are scheduled to make repairs.

9. DIRECTOR OF SOCIAL SERVICES REPORT

- a. Director of Social Services reported that two new complaints have been received
 - i. Rogers vs Bigalow on 12/11/2025
 - ii. Blackburn vs Foss on 12/16/2025

10. OPPORTUNITIES/UNRESOLVED ISSUES

- a. Decision of town attorney on Eagle Rock's fee schedule, nothing to report.

11. NEXT MEETING – January 28, 2026

12. ADJOURNMENT 9:55 pm