



**FAIR RENT COMMISSION
REGULAR MEETING/HEARING(S)
AMENDED MINUTES
January 29, 2026
7:00 PM TOWN HALL COUNCIL CHAMBERS**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. FIRE EVACULATION ANNOUNCEMENT

3. ROLL CALL: Present - Walter LeBeau, Marshal Elemen, Paul Januszewski, Maria Diana, Linda DeGray and staff Liaison Cindy Guerreri

4. APPROVAL OF MINUTES: December 17, 2025

5. TOWN ATTORNEY REPORT-None

6. EXECUTIVE SESSION – None

7. CONTINUED HEARING - Laurie Harkins vs. Respondent - Shamin Chaudry

- a. Paul Januszewski reported that the North Central Health District has closed its investigation as all violations have been corrected. Fire Marshal is going to install new CO2 and Smoke Detectors on Friday January 30, 2026, the respondent has provided two of each. The Building Department mailed a letter dated January 8, 2026, for items that need to be addressed; as of today, no building permits have been pulled by Ms. Chaudry or her contractors. Also, Paul Januszewski received a call from Laurie Harkins that the temperature in her apartment was 52 degrees this morning and the boiler is working, but it's cold in the apartment.
- b. Respondents - Mohammad Chaudry, spoke for his mother Shamin Chaudry saying that both bathrooms have been repaired to the satisfaction of the Health Department and provided photos. Mr. Chaudry said that the repairs were done by a licensed contractor but did not provide an invoice. Mr. Chaudry told the commission he will forward a copy of the invoice as soon as he receives it from the contractor. When Mr. Chaudry was asked about the letter from the Building Department, he said he didn't know anything about a letter. Mr. Januszewski then handed Mr. Chaudry a copy of the letter. As for the heating problem this morning, Mr. Chaudry said he went to the unit this afternoon and the temperature was in the mid-60s. The Chaudry's stated that pest control has been out twice and will continue to treat until the problems have been resolved, which may require several more treatments. The respondents stated that if Ms. Harkins is not happy living there, they will release her from the lease.
- c. Complainant - Laurie Harkins stated that she notified Mrs. Chaudry about the heating problem on Saturday morning and that the front door had gaps around it, allowing cold air to come in. Ms. Harkins stated that when she left the house prior to the meeting the temperature was 64 degrees. When questioned about the progress on pest control Ms. Harkins stated that she has noticed a decrease in activity of roaches but still finds mice droppings in the kitchen.
- d. The following items are to be continued and/or addressed:

- i. Mr. Harkins shall continue to pay her rent on time to the Town of Enfield's escrow account and late fees of \$50.00 are to be included if paid on or later than February 11, 2026.
- ii. The rent will continue to be paid to the Town of Enfield and held in escrow until all building issues have been satisfied and the commission receives the report.
- iii. Ms. Harkins shall continue to work with the Chaudry's and their contractors without animosity or disrespect both verbally and/or in writing any issues that need to be addressed.
- iv. Any window air conditioners still in the window must be removed during the winter months.
- v. Ms. Harkins rent will increase to \$1990 a month beginning March 1, 2026; beginning June 1, 2026, the rent will increase to \$2100 a month.
- vi. Ms. Chaudry shall address all issues that are stated in the Building Departments letter using only licensed contractor. As stated in the Building Departments letter Ms. Chaudry has 7 days to apply for building permits and 90 days to complete the work.
- vii. Ms. Chaudry shall provide copies of invoices and building permits.
- viii. Ms. Chaudry shall have the boiler contractor come and check the thermostat and boiler to ensure they are working properly.
- ix. Ms. Chaudry shall continue pest control treatments until the problems are resolved.
- x. Ms. Chaudry shall install weather stripping around all outside doors and windows.

8. NEW HEARING: Desiree McKay-Rogers vs. Magali Velenzuela

- a. Complainant - Desiree McKay-Rogers stated that she saw an advertisement on Facebook for a four-bedroom unit for rent in Enfield and contacted the realtor who posted the ad. Ms. McKay-Rogers was told by the realtor that the four-bedroom unit was no longer available, but the unit next door had three bedrooms and a finished attic. Ms. McKay-Rogers did a walk through and decided to sign the lease. Ms. McKay-Rogers told the realtor that during the walk through she noticed that there were not screens on the windows and a post on the front porch was leaning and asked if these would be fixed. On September 12, 2025, Ms. McKay-Rogers contacted the Building Department because she had no heat. The Building Department address several items that needed to be corrected along with the heating issue. Ms. McKay-Rogers and her husband are currently using the finished attic as a bedroom and says there is no heat in the room. Ms. McKay-Rogers also mentioned that Ms. Velenzuela does not always give a 24-hour notice for repair work.
- b. Respondent - Magali Velenzuela agrees that a realtor was hired to advertise the apartment and states that the unit Ms. McKay-Rogers rented was advertised as a three-bedroom unit with a finished attic. Ms. Velenzuela provided photos of the unit prior to move in and photos of the roof replacement. Ms. Velenzuela stated that since Ms. McKay-Rogers and Mr. Rogers have moved in she has put in a new gas furnace, rebuilt the front porch, replaced all the window screens, replaced the roof and addressed all the electrical issues the Building Department had noted, except replacing a light fixture in the attic closet. Ms. Velenzuela also stated the Ms. McKay-Rogers still owes her \$800 rent for 10 days in June. The lease was signed and went into effect on June 21, 2025, and Ms. McKay-Rogers has not paid this portion yet. Ms. Velenzuela also stated that because the heat wasn't fixed until November 14, 2025 she asked Ms. McKay-Rogers to pay \$1,400 in rent. Ms. Velenzuela stated the basement was overly cluttered and the building inspector mentioned that it was a safety issue. Ms. Velenzuela stated that if Ms. McKay-Rogers is unhappy with the apartment she would release her from the lease.

- c. Paul Januszewski reported he received a copy of the Building Departments letter and noted all the concerns were addressed, except for the closet light. Also, invoices were submitted for the work and the Building Department did comment that the heating permit did take longer than usual.
- d. The following items are to be addressed:
 - i. Ms. McKay-Rogers shall remove all window air conditioners during winter months.
 - ii. Ms. McKay-Rogers shall de-clutter basement by May 1, 2026.
 - iii. Eversource is to be allowed to do an energy assessment of the unit this February as scheduled.
 - iv. Ms. McKay-Rogers will make two payments of \$400 for past due June 2025 rent. The first payment of \$400 is due March 1, 2026, and the second payment of \$400 is due April 1, 2026.
 - v. Rent payment is due on the first of each month, if rent is received by the landlord on the 11th or later the late fee must be included.
 - vi. Both Ms. McKay-Rogers and Ms. Velenzuela are to work out how rent payment shall be received either by drop-off, mail, bank transfer, electronically, etc, so Ms. Velenzuela does not have to drive to unit to pick up the payment.
 - vii. Ms. McKay-Rogers and Ms. Velenzuela are to communicate openly and freely without animosity or disrespect both verbally and/or in writing any issues that need to be addressed.
 - viii. Ms. Velenzuela shall give a 24 hours' notice in advance to Ms. McKay-Rogers prior to entering unit for repairs.
 - ix. Ms. Velenzuela shall not enter the unit or basement without giving a 24-hour notice.
 - x. Ms. Velenzuela shall schedule the furnace contractor who installed the unit to balance the heating vents.
 - xi. Ms. Velenzuela shall schedule an electrician to replace the attic closet light fixture.

9. OLD BUSINESS-None

10. NEW BUSINESS-None

11. CORRESPONDENCE-None

12. COMMISSIONER'S CORRESPONDENCE-None

13. DIRECTOR OF SOCIAL SERVICES REPORT

- a. Director Guerreri advised them of the need to review their bylaws to determine any changes to their agenda template, and to confirm the timing of their meetings so as to minimize the frequency of needing to make changes to the posted Agenda as submitted to the Town Clerk. The Commissioners agreed to this being an agenda item for their next meeting.

14. OPPORTUNITIES/UNRESOLVED ISSUES-None

15. NEXT MEETING – February 26, 2026

16. ADJOURNMENT 10:21 pm