

ENFIELD FAIR RENT COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY JUNE 24, 2026 – 7:00 PM
ENFIELD TOWN HALL – SCITICO ROOM
820 ENFIELD STREET - ENFIELD, CT

1. Call to Order And Pledge of Allegiance

Chair DeGray called the meeting to order at 7:00pm.

2. Fire Evacuation Announcement

Fire evacuation announcement was made.

3. Roll Call

Present were Chair Linda DeGray, Maria Diana, Marshall Elemen, Paul Januszewski, Walter Lebeau, Cindy Guerreri, Director of Social Services, and Rebecca Jones, Recording Secretary. Also present was Wanda Reyes, Anthony Carabantes and Elena Jovanovic (arrived at 7:51pm).

4. Approval of Minutes

a. May 27, 2026

Motion to approve the May 27, 2026 meeting minutes made by Commissioner Elemen; seconded by Commissioner Lebeau and approved unanimously by a 5-0-0 vote.

5. Town Attorney Report – Discussion

None.

6. Executive Session - None.

7. Public Hearings: Wanda Reyes vs. Respondent – Elena Jovanovic

Chair DeGray reviewed the rules of the hearing. Complainant Wanda Reyes and her son, Anthony Carabantes were present in person. Respondent Elena Jovanovic was not present. Commissioner Januszewski shared the findings of his investigative report. Both open permits as it relates to the recent tub renovations have been signed off by the Building Inspector and closed. The lead paint advisory pamphlet was provided to Ms. Reyes by Ms. Jovanovic in English and in Spanish. A signed lead paint disclosure has not been received by the Commission. A new lease has not yet been signed. Chair DeGray stated that because the public hearing has been closed, she can only ask yes or no questions. She confirmed that Ms. Reyes has not received a new lead disclosure form. The Fire Marshal will complete their inspection on June 26, 2026. At this time, it was recommended that the exhaust fan be inspected during this time as Ms. Reyes confirmed that it has not yet been fixed.

The Commission discussed the exhibits submitted by Ms. Jovanovic. Commissioner Januszewski stated that the evidence details communication issues between Ms. Reyes and Ms. Jovanovic. It was also confirmed that the tenant did have a dog in the apartment and vaccination records were not submitted to Ms. Jovanovic for review and approval until the dog bit her. Ms. Jovanovic also made claims that Ms. Reyes dumps excessive trash on the property. Ms. Jovanovic also stated throughout her evidence that the most recent damage to the apartment was done deliberately. The

Commission opined that this was not done deliberately based on the evidence submitted by Ms. Reyes at the last meeting.

The Commission discussed the lease agreement as it relates to pets. Chair DeGray noted that there is no pet addendum included in the lease. Commissioner Diana confirmed that no new information was received and that the Commission was currently reviewing the evidence submitted by Ms. Jovanovic at the last hearing that they were unable to open due to computer issues. Commissioner Elemen stated that it is difficult for him to trust Ms. Jovanovic's word as she was caught lying several times during the last meeting. Chair DeGray recommended that Ms. Jovanovic join a Connecticut Landlord's Association in order to learn how to become a better landlord. She also recommended Ms. Jovanovic create a new Connecticut lease with lead certificate and a pet addendum.

The Commissioners continued their review and discussion of the evidence submitted. Commissioner LeBeau asserted that the basis of Ms. Reyes' complaint has been remedied.

Respondent Elena Jovanovic joined the meeting virtually at 7:53pm.

Commissioner Januszewski stated that the tenant and landlord must work cooperatively. Chair DeGray reviewed the Commission's recommendations. She will prepare the letter for both parties after the Fire Marshall's inspection on Friday. The Commission discussed stipulations that both parties must agree to. Chair DeGray also recommended that Ms. Jovanovic respect Ms. Reyes' home and not request to use the bathroom whenever she is working on the unit. Ms. Reyes expressed fear going forward and does not want to sign a new lease as she does not trust Ms. Jovanovic. Ms. Jovanovic must charge Ms. Reyes \$1,800.00 for the rent for July and August. If she intends to raise the rent, she must legally notify Ms. Reyes.

8. Liaison Reports

None.

9. Old Business

None.

10. New Business

None.

11. Correspondence

None.

12. Commissioner's Correspondence

None.

13. Director of Social Services Report

None.

14. Opportunities/Unresolved Issues

None.

15. Next Meeting – July 22, 2026

16. Adjournment

Motion to adjourn made by Commissioner Januszewski; seconded by Commissioner Diana and approved unanimously by a 5-0-0 vote. The meeting was adjourned at 8:22pm.

Prepared by: Rebecca Jones