

FAIR RENT & QUALITY HOUSING COMMISSION
COMMUNITY CULTURAL CENTER AUDITORIUM

March 27, 2024

PRESENT Shawna Rohan, Goviana Morales and Sarah Lapean
ABSENT Katherine Russello and Cathy Flippen

ALSO Robert Fitzgerald, Assistant Corporation Counsel and Juliet Relph, Clerk
PRESENT

CALL TO ORDER

The meeting was called to order at 6:06 pm.

APPROVAL OF MINUTES

MOTION By Shawna Rohan
seconded by Goviana Morales
to **approve** the minutes from the January 24, 2024 meeting
Motion carried 3/0

NEW BUSINESS

A. Case # 2024-01 Tatiana Rodriguez-Ariztaba vs Magdiel Riveria

The Commission received notice that the parties came to an agreement and this case has been resolved outside of this hearing with the town.

MOTION By Shawna Rohan
seconded by Goviana Morales
to dismiss this case, it has been resolved outside of this hearing with the town.
Motion carried 3/0

B. Case# 2024-05 Ingrid McManus vs Hinch Crowley

Tenant Ingrid McManus arrived at 6:10 pm.

Chair Rohan called Ingrid McManus, resident at 23 Deerfield Court, Apt. C4 East Hartford. Ms. McManus stated that her present rent is \$950.00. In February of 2024, the resident received notice from management that her rent would be increased to \$1,200 for annual lease or to \$1,300.00 month to month effective July 2024. Ms. McManus stated she has resided at the apartment for 11 years that no substantive improvements have been made during her residence. The resident stated that there is leakage in the roof and also rat infestation. The resident also stated that she had communicated with other tenants and claimed that they are paying less than what she is paying for similar units.

The Commissioners asked clarifying questions regarding the complaint filed.

Owners – Greg Donahue and Amit Patel attended the hearing as owners of the property. The property owners are in process of having the roof repaired and are currently awaiting a contracted roofer to acquire the necessary materials to complete the repairs.

The respondents provided the following additional documents:

- list of comparable rents in the immediate area.
- a work order history for the unit in question.
- document addressing items as outlined on the Fair Rent website, including description of unit, tax and insurance expenses, and property improvement plans

The Commission asked additional questions of the respondent and clarified that initial complaints regarding roof leakage were submitted in 2021. The respondents claimed that patch repairs have been made, but those repairs have not adequately resolved the issue.

The respondents confirmed that there have been no substantive updates to the unit during its occupation due to the challenges of accommodating the residents during repairs.

Mr. Patel stated that as he resides locally, he will be available to meet with the tenant personally and create a list of items for repair.

MOTION

By Shawna Rohan

seconded by Sarah Lapean

to **allow** for the increase of the property's rent to \$1200 starting July 1 in a 12-month lease with the following conditions:

1. The building roof be fully mitigated by July 1, 2024
2. The landlord will provide \$1,000 for additional conditional improvements throughout the property by July 1st.

Motion carried 3/0

Mr. Fitzgerald confirmed that following the proceedings of tonight's meeting, a written order signed by Commission Chair Rohan reflecting the decision made will be completed and provided to the public.

PAYMENT OF CLERK

MOTION

By Shawna Rohan
seconded by Sarah Lapean

to **pay** the Commission Clerk for tonight's meeting.

Motion carried 3/0

ADJOURNMENT

MOTION

By Shawna Rohan
seconded by Goviana Morales

to **adjourn** at 7:10 pm

Motion carried 3/0

Submitted by Juliet Relph, Clerk



March
27

**TOWN OF EAST HARTFORD
FAIR RENT AND QUALITY
HOUSING COMMISSION
RENTAL COMPLAINT FORM**

(Revised: 10/18/2023)

OFFICE USE ONLY

CASE NO. 2024-01

Date Filed: _____

After completing this form, please submit it to the Town of East Hartford Mayor's Office. You can print it and deliver the form to our office at Town Hall, OR you can also email the completed PDF to FairRent@easthartfordct.gov

TENANT INFORMATION

Rodriguez-Aristizab: Tatiana Tra0918@gmail com
Last Name First Name MI Email
29 Shady LN East Hartford CT 06118
Street Address City State Zip Code
(DAY) 9152531115 (EVENING) 9152531115
Phone Number
Esthetician \$35,000 Month / Year
Occupation Family Earned Income

LANDLORD INFORMATION

Rivera Magdiel Magdielrivera03@gmail com
Last Name First Name MI Email
81 Clayton Rd East Hartford CT 06118
Street Address City State Zip Code
(DAY) 8607062558 (EVENING) 8607062558
Phone Number

DESCRIPTION OF RESIDENTIAL UNIT

Specify type of residential unit (e.g., single family house, studio, apartment complex, etc.)

Single family house

Number of Bedrooms	<u>3</u>	Number of Bathrooms	<u>2</u>
Number of total rooms	<u>6</u>	Total Square Feet	_____
# of Adults in Household	<u>2</u>	# of Children in Household	<u>2</u>

Are there pets in the household? ☒ Yes ☐ No

If Yes, please explain: 4 dogs and 3 cats

Please indicate all of the following that is included in your rent payment:

- | | | |
|--|--|--|
| <input type="checkbox"/> Heat | <input type="checkbox"/> Hot water | <input type="checkbox"/> Electricity |
| <input type="checkbox"/> Cable | <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Attics and/or Cellar |
| <input type="checkbox"/> Stove / Oven | <input type="checkbox"/> Dryer | <input type="checkbox"/> Storage Patio / Balcony |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Washing Machine | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Pool |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Lawn Maintenance | <input type="checkbox"/> Tennis Court |
| <input type="checkbox"/> Garage/ Covered Parking | <input type="checkbox"/> Security System/Guard | <input type="checkbox"/> Gym/Fitness Facility |
| <input type="checkbox"/> Off Street Parking | | |

Other (please specify):

Solar panels

Cost of other items NOT included in rent (e.g., garage, parking, storage, etc.):

Did the Landlord provide a furnished unit? ☐ Yes ☒ No

If Yes, please indicate below type of furnishing:

RENTAL TERMS

Do you have a written agreement or lease with your landlord? ☐ Yes ☒ No

If Yes, please specify term (select one): ☐ Weekly ☐ Monthly ☐ Yearly ☐ Other: _____

Dates on lease: [From] _____ [To] _____

If Yes, please provide a copy of the lease with this complaint.

How long have you resided at this unit? 5 years

What repairs or renovations, if any, have you made to the unit since you have resided there?

Yes we repaired the fence.

When were they made and what did they cost you?

If Yes, please bring proof of the cost of the repairs or renovations to the hearing.

Every year since 2022. There were no costs.

Are you up-to-date with your rent payment? ☒ Yes ☐ No

If No, please explain:

NATURE OF COMPLAINT

Please state the reason for filing this complaint:

☐

Rent Increase

☐

Rental Unit Conditions

What was your rent prior to filing complaint?

\$ 1,750

What is the rental increase amount?

\$ 500

What is the effective date of increase?

[From] March 1st, 2024

[To]

How many days, weeks, months' notification were you given of this rental increase?

2 days, 2 weeks (16 days)

How much was your last rent increase?

\$ 141

When did this increase take effect?

August 2022

Were any additional services provided when your rent was increased?

☐

Yes

☒

No

If Yes, please explain:

Have you discussed your concern about the increase in rent with your landlord?

☒

Yes

☐

No

If Yes, when? 02/20/2024

Select one:

☒

Written complaint

☐

Oral complaint

What was your landlord's response?

Do you believe your landlord has maintained the rental unit in accordance with the agreement/lease that was signed?

☐

Yes

☐

No

Are there conditions within the unit that you consider unhealthy or unsafe?

☐

Yes

☒

No

If Yes, please explain:

Does your apartment contain any defects or need repair?

☒

Yes

☐

No

If Yes, please explain:

1st floor shower leaks to the basement, and porch stairwa

Have you brought the above concerns, defects, or repairs to the landlord's attention?

☒

Yes

☐

No

If Yes, when? August 6th, 2020

Check one:

☒

Written complaint

☐

Oral complaint

If Yes, please explain:

We reached out to the landlord after a bad storm due to electrical failure. We ended up buying a generator because without electricity we didn't have heat or hot water. We asked if there was a connection for the generator and they said yes. This information ended up being incorrect. We asked for assistance

In the space provided below, explain why you believe the increase in rent is excessive or why your landlord's response to your property maintenance, health and/or concerns is inadequate.

I believe the rent increase is excessive because of the amount. A \$500 increase is too much to come up with within 16 days for a single-income household.

Additional information you wish to share with the Commission:

I'd like the Commission to know that I have always paid my rent on time and I will continue doing so. If we can get an adequate amount of time for us to relocate without the rent change. We'd be willing to pay water costs, as the landlord request.

NOTICE TO COMPLAINANT

When a complaint is filed, the Commission will first encourage the parties involved in the complaint to discuss their differences, in an attempt to reach a mutually satisfactory resolution. If no agreement is reached and the tenant wishes to continue the complaint, it will remain on the agenda for the scheduled formal hearing of the Commission. A copy of this complaint will be returned to you for your records. A copy of this complaint will be forwarded to your landlord for his/her response. Any information regarding this case is public knowledge and Commission meetings are open to the public. The Town of East Hartford must comply with the Freedom of Information Act.

I hereby affirm under the penalty provided by law that the information I have given is true.



Tenant's Signature

(Type your full name if using an electronic signature)

Tatiana Rodriguez-Aristizabal

Tenant's Printed Name

02/21/2024

Date

Landlords, Please Note: The East Hartford Fair Rent & Quality Housing Commission has received this complaint regarding a rental increase that your tenant has deemed excessive. This complaint may also include possible defects within the renter's home. Please be advised that the Commission is concerned about this matter and hopes that you can reach a satisfactory resolution with your renter. We are, therefore, requesting that you contact the renter and attempt to resolve this issue before the scheduled Commission hearing. If this matter has not been mutually resolved, the Commission will further evaluate the case. We thank you for your immediate consideration and cooperation in this matter.

East Hartford Fair Rent & Quality Housing Commission



Complaint Received By

2-22-24

Date

9:56 am

Time

CONNOR S. MARTIN
MAYOR

TOWN OF EAST HARTFORD

(860) 291-7200

OFFICE OF THE MAYOR

East Hartford, Connecticut 06108

WWW.EASTHARTFORDCT.GOV



2/27/2024

Notice to parties sent by first class mail and email (if available)

TO COMPLAINANT(S):

Tatiana Rodriguez-Aristizaba
29 Shady Lane
East Hartford, Ct 06118

TO RESPONDENT(S):

Magdiel Rivera
81 Clayton Road
East Hartford, Ct 06118

NOTICE OF HEARING

This correspondence serves as notice that the Town of East Hartford Fair Rent Commission will conduct a hearing concerning the complaint brought by the above-named Complainant(s). The hearing will be held on March 27, 2024, at the East Hartford Town Hall 50 Chapman Place, East Hartford, CT 06108.

Each party shall have the right to offer such testimony, witnesses and exhibits as the party deems necessary or appropriate. To the extent, you wish to provide copies of any exhibits to the Fair Rent Commission beforehand, please provide to Jmartinez@easthartfordct.gov at least two (2) business days before the scheduled hearing.

By the Order of the
Fair Rent Commission

Town of East Hartford Fair Rent Commission

Procedural Rules – Hearings

1. The Town of East Hartford Fair Rent Commission is established in accordance with and for the purpose stated in Section 2-113e, Section 2-113f, and Section 2-113g of the Town of East Hartford Code of Ordinances.
2. In any contested case before the Fair Rent Commission, all parties shall be afforded an opportunity for hearing after reasonable notice is sent to the parties. The notice shall be in writing and shall include a statement of the time and place of the hearing.
3. Any party wishing for an interpreter or a reasonable accommodation shall notify the Fair Rent Commission Staff Liaison at least two days prior to the hearing.
4. Any party may participate without representation (pro se), or by counsel. A party intending to be represented shall notify the Commission via Jmartinez@easthartfordct.gov of name, telephone number and email addresses of the representative at least two business days prior to the date set for the hearing.
5. At the commencement of the proceedings, any party intending to provide testimony is to testify under oath administered by any duly qualified member of the Fair Rent Commission.
6. Each party shall be afforded the opportunity to make opening remarks, to present and question witnesses, to introduce documentary or physical evidence, and to make closing remarks.
7. Any oral or documentary evidence may be received, but irrelevant, immaterial or unduly repetitious evidence shall be excluded as determined by the Commission. No factual findings shall be based solely on uncorroborated hearsay evidence.
8. Every effort shall be made to conduct and conclude each hearing and to render a final decision at one meeting. If additional time is necessary to fully present necessary evidence or testimony, the hearing may be continued to a subsequent meeting.
9. The decision of the Fair Rent Commission shall be based on the record of each case. Ex parte communications and investigations are discouraged and shall not form the basis for the decision of any Commission member, in whole or in part, in any case before the Fair Rent Commission.
10. In accordance with Connecticut General Statutes Sec. 7-148e, any person aggrieved by any order of the commission may appeal to the superior court for the judicial district in which the town, city or borough is located.

Martinez, Jessenia

From: Martinez, Jessenia
Sent: Tuesday, February 27, 2024 3:50 PM
To: Magdielrivera03@gmail.com
Subject: FRC#2024-02_Rodriguez_Tatiana
Attachments: FRC#2024-02_Rodriguez_Tatiana.docx

Hello Magdiel,

Attached please find the letter for the Fair Rent Complaint Form we received from your tenant Tatiana Rodriguez-Aristizaba. On the letter please find the information to the hearing date.

Jessenia Martinez

Executive Secretary
Office of the Mayor
Town of East Hartford
(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

Martinez, Jessenia

From: Martinez, Jessenia
Sent: Tuesday, February 27, 2024 3:54 PM
To: Tatiana Rodriguez Aristizabal
Subject: FRC#2024-02_Rodriguez_Tatiana
Attachments: FRC#2024-02_Rodriguez_Tatiana.docx

Hello Tatiana,

Attached please find the hearing date letter for the Fair Rent Complaint Form you submitted.

Thank you,

Jessenia Martinez

Executive Secretary
Office of the Mayor
Town of East Hartford
(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

CITY OF EAST HARTFORD

Office of The Mayor

740 MAIN STREET

EAST HARTFORD, CT 06108

Tatiana Rodriguez-Aristizaba
29 Shady Lane
E. Hartford, CT 06118

OF EAST HARTFORD

Office of The Mayor

10 MAIN STREET

HARTFORD, CT 06108

Magdiel Rivera

81 Clayton Road

E. Hartford, CT 06118

Martinez, Jessenia

From: magdielrivera03@gmail.com
Sent: Wednesday, February 28, 2024 7:39 PM
To: Martinez, Jessenia
Subject: Re: FRC#2024-02_Rodriguez_Tatiana

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I wanted to inform you that me and the tenant got to an agreement and would like to withdraw the complaint. Thank you for all you help and knowledge in this matter.
Sent from my iPhone

On Feb 27, 2024, at 3:50 PM, Martinez, Jessenia <jmartinez@easthartfordct.gov> wrote:

Hello Magdiel,

Attached please find the letter for the Fair Rent Complaint Form we received from your tenant Tatiana Rodriguez-Aristizaba. On the letter please find the information to the hearing date.

Jessenia Martinez

Executive Secretary
Office of the Mayor
Town of East Hartford
(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

<FRC#2024-02_Rodriguez_Tatiana.docx>

Martinez, Jessenia

From: Tatiana Rodriguez Aristizabal <tra0918@gmail.com>
Sent: Friday, March 1, 2024 3:27 PM
To: Martinez, Jessenia; Amor
Subject: Acuerdo
Attachments: AUDIO-2024-03-01-08-03-06.m4a; AUDIO-2024-03-01-08-03-50.m4a

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Buenas tardes

Aquí envío carta de una parte del acuerdo al cual llegue con los propietarios de la casa.

LEASE EXTENSION ADDENDUM

THE ORIGINAL LEASE

This document, known as the "lease extension addendum", created this February 29 2024 shall be added to the contract dated on and ending on by and between the Landlord known as Magdiel Rivera Cotto and the Tenant known as Tatiana Rodriguez, Jaime Duque for the leased property located at Shady Ln, East Hartford, Connecticut, 06118, known as the "lease agreement".

AMENDMENTS

The Lease Agreement shall be extended for 6 month(s) with the monthly rent to be in the amount of \$1,900.00 (US dollars). All other terms and conditions of the lease agreement shall remain in effect in respect for the obligations of both parties.

EXECUTION

We, Landlord and Tenant, agree to aforementioned amendments to the lease agreement. Any changes made are legally binding upon signature of both parties.



Landlord's Signature: _____
By Magdiel Rivera Cotto Date: February 29 2024



Tenant's Signature: _____ Date: 03/01/2024

Tenant's Signature: _____ Date: _____

Y esto es parte de la conversación de hoy con ella, e inclusive los audios. Espero y esto ya sea suficiente para no tener más inconveniente alguno. Muhacs gracias

3:20



< 125



Yaindhi Alvarez

últ. vez hoy a la(s) 2:13 p.m.



Yaindhi Alvarez

También le copiaré a ella la

Está bien

4:28

Pudiste realizar el documento?

9:32

LEASE EXTENSION ADDENDUM

THE ORIGINAL LEASE

This document, known as the "lease extension addendum", created this February 29 2024 shall be



**Connecticut Lease Extension
Addendum.pdf**

1 página • 29 KB • pdf

Hola, por ahora es lo que pude hacer
como una extensión de contrato por 6
menses con el precio de \$1900

10:10 p.m.

3:20

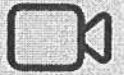


< 125



Yaindhi Alvarez

últ. vez hoy a la(s) 2:13 p.m.



Yaindhi buenos días!

Yo necesito enviarle a ella todo lo de acuerdo.

Usted fue muy clara el día Martes que hablamos por teléfono y habíamos quedado que de las 3 opciones que Magdiel me dio cogía la tercera y la renta se subiría progresivamente es decir ahora y pagaba el servicio de agua y los otros meses subía los otros \$150 y dejaba pagar el agua ya que ahí estaría pagando el total del aumento.

Pero como veo que lo quieren hacer en 3 meses entonces les propongo que si

3:20

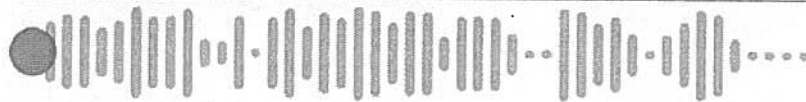


< 125



Yaindhi Alvarez

últ. vez hoy a la(s) 2:13 p.m.



0:36

8:03 a.m.



Tú

Yaindhi buenos días!

Yo necesito enviarle a ella todo lo del acuerdo.

Tú y yo acordamos 1900 por 6 meses más el agua y luego un aumento de 150 más en 6 meses sin el agua que llevaría a 2050 pero dentro de 6 meses. Y Esto es lo que se hará porque a ese fue el arreglo que llegamos. Si no estás de acuerdo, podemos continuar con la audiencia con la ciudad y que sea lo que Jehová quiera.

8:09 a.m.

Si quieren irse tienen estos 6 meses para
para que busquen Casa Pagando \$1000

Martinez, Jessenia

From: magdielrivera03@gmail.com
Sent: Thursday, February 29, 2024 10:32 PM
To: Martinez, Jessenia
Subject: 29 shady In
Attachments: 29 shady In Lease Extension Addendum.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. ?

Hi, this the arrangement with the new monthly rent of \$1,900 with a 6 month lease extension.

Sent from my iPhone

Martinez, Jessenia

From: Martinez, Jessenia
Sent: Monday, March 4, 2024 9:23 AM
To: magdielrivera03@gmail.com
Subject: RE: 29 shady ln

Thank you so much for the information, the application for Tatiana Aristizaba from 29 Shady Lane has been withdrawn.

Muchas gracias por la información, la solicitud para Tatiana Aristizaba de 29 Shady Lane ha sido retirada.

Jessenia Martinez Ortega

Executive Secretary
Office of the Mayor
Town of East Hartford
(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

From: magdielrivera03@gmail.com <magdielrivera03@gmail.com>
Sent: Thursday, February 29, 2024 10:32 PM
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To: Tatiana Rodriguez Aristizabal; Amor
Subject: RE: Acuerdo

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Jessenia Martinez Ortega

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From: Tatiana Rodriguez Aristizabal <tra0918@gmail.com>
Sent: Friday, March 1, 2024 3:27 PM
To: Martinez, Jessenia <jmartinez@easthartfordct.gov>; Amor <jedaytra@gmail.com>
Subject: Acuerdo

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EXECUTION

We, Landlord and Tenant, agree to aforementioned amendments to the lease agreement. Any changes made are legally binding upon signature of both parties.



Landlord's Signature: _____
By Magdiel Rivera Cotto Date: February 29 2024



Tenant's Signature: _____ Date: 03/01/2024

Tenant's Signature: _____ Date: _____

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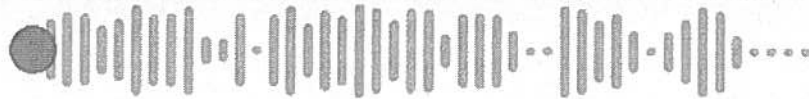


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8:09 a.m.

Si quieren irse tienen estos 6 meses para
para que busquen Casa Pagando \$1000

Agradezco mucho su ayuda y gran apoyo. Feliz tarde

Atentamente,

Tatiana Rodriguez A
(915)-253-1115

Case # 2024-05

March
27

[Home](#) » [Boards](#) » [Fair Rent Commission](#) » [Fair Rent Complaint Form & Instructions](#) » [Webform results](#)

Submission #2

[View](#)[Edit](#)[Delete](#)[Print](#) [Resend e-mails](#)[Previous submission](#)[Next submission](#)

Submission information

Form: [Fair Rent Complaint Form & Instructions](#)

Submitted by Anonymous (not verified)

March 1, 2024 - 11:11pm

2601:182:700:ed0:d32:8ec7:3bc5:ba7c

Tenant Contact Information

Tenant First and Last Name

Ingrid McManus

Tenant Address

23 Deerfield Ct Apt 4

Town

East Hartford

State

CT

Zip Code

6,108

Tenant's Email Address

ihayde01@yahoo.com

Tenant's Preferred Phone Number

8,607,946,342

LandLord Contact Information

Landlord Name

Hinch Crowley

Landlord Address

P.O. Box 8114

Town

Nashua

State

NH

Zip Code

3,060

Landlord Phone Number

6,034,021,255

Landlord Email Address

11,234.897

Description of Residential Unit

Specify Type of Residential Unit (e.g., single family house, studio, apartment complex, etc.)
apartment

Number of Bedrooms

2

Number of Bathrooms

1

Number of Total Rooms

5

Total Square Feet

of Adults in Household

2

of Children in Household

1

Are there pets in the Household? If yes, please explain.

No

Cost of other items NOT included in the rent (e.g., garage, parking, storage, etc.)

Please select all of the following amenities that are included in your rent payment

- Hot Water
- Attic and/or Basement Storage
- Washing Machine
- Dryer
- Refrigerator
- Stove
- Garbage Disposal
- Lawn Maintenance
- Snow Removal
- Off-Street Parking

If "other" please specify

N/A

Did the Landlord provide a furnished unit?

No

If Yes, please indicate the type of furnishing

☐ Rental Terms

Do you have a written agreement or lease with your landlord?

Yes

If yes, please specify term.

Annual

If "other" please specify

If yes, when does your lease expire?

July 1 2024

How long have you resided at this unit?

11 years

What repairs or renovations, if any have you made to the unit since you resided there?

none

When were they made and what did they cost you? If yes, please provide proof of the cost of repairs or renovations.

Are you up-to-date with your rent payment?

Yes

If no, please explain

☐ Nature of Complaint

Please state the reason for filing this complaint

Rent Increase

If "other" please specify

What is the rental increase amount?

1,300

What is the effective date of increase?

April 1, 2024

What was your rent prior to filing complaint?

950

How many days, weeks, months' notification were you given of this rental increase?

38

How much was you last rent increase?

\$100.00

When did the last increase take effect?

July 1, 2023

Were any additional services provided when your rent was increased last? If yes, please explain.

No

Have you discussed your concern with the increase in rent with your Landlord?

No

If yes, when?

N/A

Please select how that was communicated

Oral complaint

What was your Landlord's response?

N/A

Do you believe your Landlord has maintained the rental unit in accordance with the agreement/lease that was signed?

No

Are there conditions within the unit that you consider unhealthy or unsafe?

Yes

If Yes, please explain

rat infestation

Does your apartment contain any defects or need repair?

No

If Yes, please explain

Have you brought the above concerns, defects, or repairs to the landlord's attention?

If Yes, when?

Check one

Oral Complaint

Please explain outcome in detail

Please explain why you believe the increase in rent is excessive or why your landlord's response to your property maintenance, health and/or concerns is inadequate

They do not maintain the property, there are rats in the building, they raise the rent July 1 2023

Additional information you wish to share with the commission

This landlord does not maintain the property.

Notice to Complainant

Relevant Documents #2

20240227_141417.jpg

Relevant Documents

23_deerfield_4_lease_renewal.pdf

Electronic Signature Agreement

Electronic Signature Agreement
I Agree and Understand

[Previous submission](#) [Next submission](#)



**TOWN OF EAST HARTFORD
FAIR RENT AND QUALITY
HOUSING COMMISSION
RENTAL COMPLAINT FORM**

(Revised: 10/18/2023)

OFFICE USE ONLY

CASE NO. _____

Date Filed: _____

After completing this form, please submit it to the Town of East Hartford Mayor's Office. You can print it and deliver the form to our office at Town Hall, OR you can also email the completed PDF to FairRent@easthartfordct.gov

TENANT INFORMATION

Last Name First Name MI Email

Street Address City State Zip Code

(DAY) Phone Number (EVENING)

Occupation Family Earned Income Month / Year

LANDLORD INFORMATION

Last Name First Name MI Email
Crawley Hinch rob@hinchcrawley.com
pboutin@hinchcrawley.com

Street Address City State Zip Code

(DAY) Phone Number (EVENING)

DESCRIPTION OF RESIDENTIAL UNIT

Specify type of residential unit (e.g., single family house, studio, apartment complex, etc.)

Number of Bedrooms _____ Number of Bathrooms _____

Number of total rooms _____ Total Square Feet _____

of Adults in Household _____ # of Children in Household _____

Are there pets in the household? ☐ Yes ☐ No

If Yes, please explain: _____

Please indicate all of the following that is included in your rent payment:

- | | | |
|--|--|--|
| <input type="checkbox"/> Heat | <input type="checkbox"/> Hot water | <input type="checkbox"/> Electricity |
| <input type="checkbox"/> Cable | <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Attics and/or Cellar |
| <input type="checkbox"/> Stove / Oven | <input type="checkbox"/> Dryer | <input type="checkbox"/> Storage Patio / Balcony |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Washing Machine | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Pool |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Lawn Maintenance | <input type="checkbox"/> Tennis Court |
| <input type="checkbox"/> Garage/ Covered Parking | <input type="checkbox"/> Security System/Guard | <input type="checkbox"/> Gym/Fitness Facility |
| <input type="checkbox"/> Off Street Parking | | |

Other (please specify):

Cost of other items NOT included in rent (e.g., garage, parking, storage, etc.):

Did the Landlord provide a furnished unit? ☐ Yes ☐ No

If Yes, please indicate below type of furnishing:

RENTAL TERMS

Do you have a written agreement or lease with your landlord? ☐ Yes ☐ No

If Yes, please specify term (select one): ☐ Weekly ☐ Monthly ☐ Yearly ☐ Other: _____

Dates on lease: [From] _____ [To] _____

If Yes, please provide a copy of the lease with this complaint.

How long have you resided at this unit? _____

What repairs or renovations, if any, have you made to the unit since you have resided there?

When were they made and what did they cost you?

If Yes, please bring proof of the cost of the repairs or renovations to the hearing.

Are you up-to-date with your rent payment? ☐ Yes ☐ No

If No, please explain:

NATURE OF COMPLAINT

Please state the reason for filing this complaint:

☐ Rent Increase

☐ Rental Unit Conditions

What was your rent prior to filing complaint?

\$ 950

What is the rental increase amount?

\$ 250 ~~no~~ leave 350 w/o leave

What is the effective date of increase?

[From] _____ [To] _____

How many days, weeks, months' notification were you given of this rental increase?

How much was your last rent increase?

\$ _____

When did this increase take effect?

Were any additional services provided when your rent was increased?

☐ Yes ☐ No

If Yes, please explain: _____

Have you discussed your concern about the increase in rent with your landlord? ☐ Yes ☐ No

If Yes, when? _____

Select one: ☐ Written complaint ☐ Oral complaint

What was your landlord's response?

Do you believe your landlord has maintained the rental unit in accordance with the agreement/lease that was signed? ☐ Yes ☐ No

Are there conditions within the unit that you consider unhealthy or unsafe? ☐ Yes ☐ No

If Yes, please explain: _____

Does your apartment contain any defects or need repair? ☒ Yes ☐ No

If Yes, please explain:

possible leak living room ceiling.

Have you brought the above concerns, defects, or repairs to the landlord's attention? ☐ Yes ☐ No

If Yes, when? _____

Check one: ☐ Written complaint ☐ Oral complaint

If Yes, please explain: _____

In the space provided below, explain why you believe the increase in rent is excessive or why your landlord's response to your property maintenance, health and/or concerns is inadequate.

Additional information you wish to share with the Commission:

NOTICE TO COMPLAINANT

When a complaint is filed, the Commission will first encourage the parties involved in the complaint to discuss their differences, in an attempt to reach a mutually satisfactory resolution. If no agreement is reached and the tenant wishes to continue the complaint, it will remain on the agenda for the scheduled formal hearing of the Commission. A copy of this complaint will be returned to you for your records. A copy of this complaint will be forwarded to your landlord for his/her response. Any information regarding this case is public knowledge and Commission meetings are open to the public. The Town of East Hartford must comply with the Freedom of Information Act.

I hereby affirm under the penalty provided by law that the information I have given is true.

Tenant's Signature

(Type your full name if using an electronic signature)

Date

Tenant's Printed Name

Landlords, Please Note: The East Hartford Fair Rent & Quality Housing Commission has received this complaint regarding a rental increase that your tenant has deemed excessive. This complaint may also include possible defects within the renter's home. Please be advised that the Commission is concerned about this matter and hopes that you can reach a satisfactory resolution with your renter. We are, therefore, requesting that you contact the renter and attempt to resolve this issue before the scheduled Commission hearing. If this matter has not been mutually resolved, the Commission will further evaluate the case. We thank you for your immediate consideration and cooperation in this matter.

East Hartford Fair Rent & Quality Housing Commission


Complaint Received By

3-1-2024
Date

Time

← form came in through website.

3-19-2024 I printed the form.

CONNOR S. MARTIN
MAYOR

TOWN OF EAST HARTFORD

(860) 291-7200

OFFICE OF THE MAYOR

740 Main Street
East Hartford, Connecticut 06108

WWW.EASTHARTFORDCT.GOV

March 19, 2024

Notice to parties sent by first class mail and email (if available)

TO COMPLAINANT(S):

Ingrid McManus
23 Deerfield Ct
Apt 4
East Hartford, Ct 06108

TO RESPONDENT(S):

Hinch Crowley
Po Box 8114
Nashau, NH 03060

NOTICE OF HEARING

This correspondence serves as notice that the Town of East Hartford Fair Rent Commission will conduct a hearing concerning the complaint brought by the above-named Complainant(s). The hearing will be held on March 27, 2024 at 6pm, at the East Hartford Town Hall 50 Chapman Place, Auditorium, East Hartford, CT 06108.

Each party shall have the right to offer such testimony, witnesses and exhibits as the party deems necessary or appropriate. To the extent, you wish to provide copies of any exhibits to the Fair Rent Commission beforehand, please provide to Jmartinez@easthartfordct.gov at least two (2) business days before the scheduled hearing.

By the Order of the
Fair Rent Commission

**Town of East Hartford Fair Rent Commission
Procedural Rules – Hearings**

1. The Town of East Hartford Fair Rent Commission is established in accordance with and for the purpose stated in Section 2-113e, Section 2-113f, and Section 2-113g of the Town of East Hartford Code of Ordinances.
2. In any contested case before the Fair Rent Commission, all parties shall be afforded an opportunity for hearing after reasonable notice is sent to the parties. The notice shall be in writing and shall include a statement of the time and place of the hearing.
3. Any party wishing for an interpreter or a reasonable accommodation shall notify the Fair Rent Commission Staff Liaison at least two days prior to the hearing.
4. Any party may participate without representation (pro se), or by counsel. A party intending to be represented shall notify the Commission via jmartinez@easthartfordct.gov of name, telephone number and email addresses of the representative at least two business days prior to the date set for the hearing.
5. At the commencement of the proceedings, any party intending to provide testimony is to testify under oath administered by any duly qualified member of the Fair Rent Commission.
6. Each party shall be afforded the opportunity to make opening remarks, to present and question witnesses, to introduce documentary or physical evidence, and to make closing remarks.
7. Any oral or documentary evidence may be received, but irrelevant, immaterial or unduly repetitious evidence shall be excluded as determined by the Commission. No factual findings shall be based solely on uncorroborated hearsay evidence.
8. Every effort shall be made to conduct and conclude each hearing and to render a final decision at one meeting. If additional time is necessary to fully present necessary evidence or testimony, the hearing may be continued to a subsequent meeting.
9. The decision of the Fair Rent Commission shall be based on the record of each case. Ex parte communications and investigations are discouraged and shall not form the basis for the decision of any Commission member, in whole or in part, in any case before the Fair Rent Commission.
10. In accordance with Connecticut General Statutes Sec. 7-148e, any person aggrieved by any order of the commission may appeal to the superior court for the judicial district in which the town, city or borough is located.

Martinez, Jessenia

From: Martinez, Jessenia
Sent: Tuesday, March 19, 2024 11:17 AM
Subject: Fair Rent Complaint Form
Attachments: Case#2024-05_Ingrid_McManus.pdf

Good morning,

Attached please find a hearing notice for March 27th at 6pm, due to a rent increase complaint form received in our office by a tenant of yours at 23 Deerfield Ct.

Thanks you,

Jessenia Martinez Ortega

Executive Secretary
Office of the Mayor
Town of East Hartford
(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

Martinez, Jessenia

From: Martinez, Jessenia
Sent: Tuesday, March 19, 2024 1:52 PM
To: Rob Crowley; Gregory Donahue
Subject: RE: Fair Rent Complaint Form

Hello Rob,

Below I will attach the Fair Rent Commissions webpage so you have all the information needed.
[Fair Rent & Quality Housing Commission | easthartfordct Fair Rent Commission](#)

The hearing can only be in person but I suggest to write a formal letter to the commission requesting the accommodation which they will review on the 27th of March and vote on it. If approved you will be able to appear virtually on the next meeting which will be held on April 24th. You can send me the formal letter which I will then pass on to the commission.

Any supporting documents can be sent to me or brought to the commission hearing date.

I will mail you a copy of the letter to the mailing address you have provided me with. Have a great rest of your day!

Jessenia Martinez Ortega

Executive Secretary
Office of the Mayor
Town of East Hartford
(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

From: Rob Crowley <rob@hinchcrowley.com>
Sent: Tuesday, March 19, 2024 12:33 PM
To: Martinez, Jessenia <jmartinez@easthartfordct.gov>; Gregory Donahue <gdonahue@21georgeinvestors.com>
Subject: Re: Fair Rent Complaint Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
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Hi Jessica, thanks for sending this notice. Please note our address is 339 Main Street, Nashua NH 03060.

I wanted to inquire about the process and what supporting documents are needed. Our increase is still fairly below the rents in that area. Would you like comps from the area that show this?

Also, we are in New Hampshire and not local. Are there options for us to do this another way? Zoom or something?

Thank you

On Tue, Mar 19, 2024 at 11:16 AM Martinez, Jessenia <jmartinez@easthartfordct.gov> wrote:

Good morning,

Attached please find a hearing notice for March 27th at 6pm, due to a rent increase complaint form received in our office by a tenant of yours at 23 Deerfield Ct.

Thanks you,

Jessenia Martinez Ortega

Executive Secretary

Office of the Mayor

Town of East Hartford

(o)860-291-7204

(f)860-282-2978

www.easthartfordct.gov

--

Rob Crowley

Hinch Crowley Realty Associates, LLC

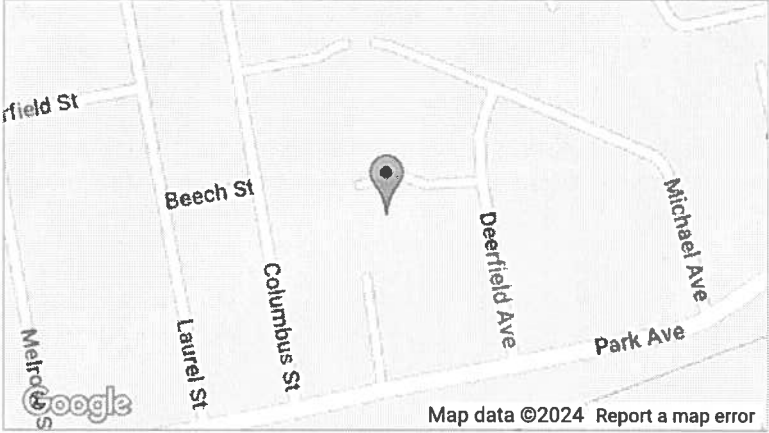
Rob@hinchcrowley.com

(603) 402-1255

[Brokerage Relationship Disclosure Form.pdf - NH.gov](#)<https://www.oplc.nh.gov> › inline-documents › sonh

Service Request 36105

Record Info

Request ID:	36105	Request Type:	Water Leak- Rental Property
Priority:	2	Entered By:	jmartinez
Date Submitted:	3/19/2024 2:26:00 PM	Cross Street:	
Address:	23 Deerfield Ct East Hartford		
			
District:			
Comments:	Possible water leak in living room ceiling		
Private Notes:	Fair Rent		

Submitter Info

Name:	mcmanus, ingrid	Email:	ihayde01@yahoo.com
Address:	23 deerfield ct 4 East Hartford, CT		
Phone #:	860-794-6342	Extension:	
Alt. Phone #:	Extension:		
Notify:	<input checked="" type="checkbox"/>		
Company Name:			
Job Title:			

Activity List

Date:	3/19/2024 2:26:00 PM
User:	jmartinez
Comments:	Service Request Open - ID 36105 Routed To: PropertyMaint Comments: Possible water leak in living room ceiling
Date:	3/19/2024 2:26:00 PM
User:	jmartinez

Martinez, Jessenia

From: Martinez, Jessenia
Sent: Tuesday, March 19, 2024 2:28 PM
To: Cortes, Joseph; DuVerger, Christopher; DuVerger, Nancy; Dejesus, Lissette; Williams, Terrence
Cc: Hnatuk, Steve
Subject: Fair Rent Complaint

Hello,

Please be advised that our office received a fair rent complaint which includes a property maintenance concern. The Qalert Id is 36105.

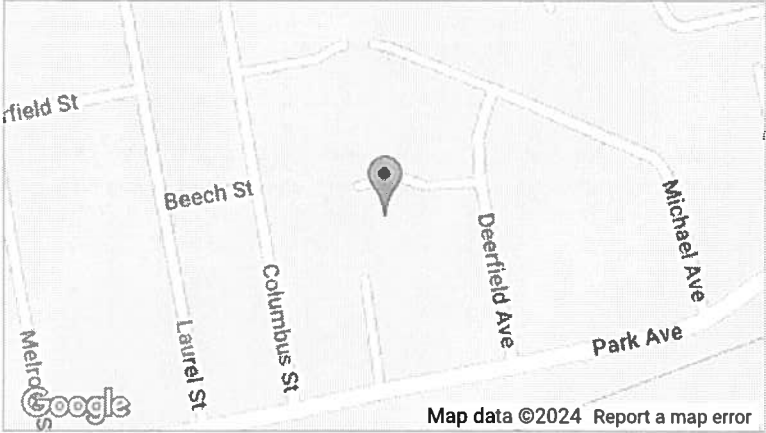
Thank you!

Jessenia Martinez Ortega

Executive Secretary
Office of the Mayor
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(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

Service Request 36105

Record Info

Request ID:	36105	Request Type:	Water Leak- Rental Property
Priority:	2	Entered By:	jmartinez
Date Submitted:	3/19/2024 2:26:00 PM	Cross Street:	
Address:	23 Deerfield Ct East Hartford		
			
District:			
Comments:	Possible water leak in living room ceiling		
Private Notes:	Fair Rent Mike Maintenance - 8604783370		

Submitter Info

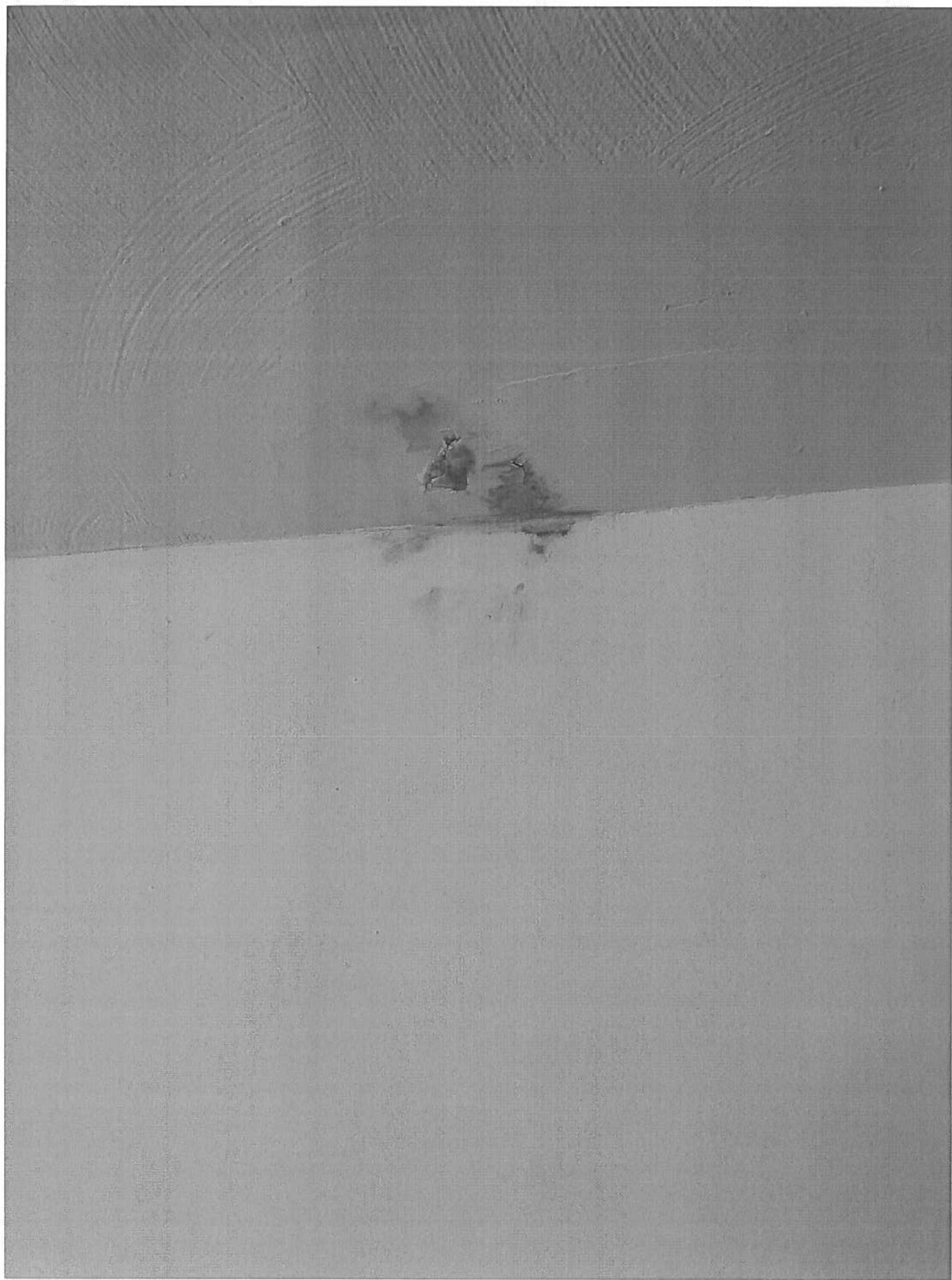
Name:	mcmanus, ingrid	Email:	ihayde01@yahoo.com
Address:	23 deerfield ct 4 East Hartford, CT		
Phone #:	860-794-6342	Extension:	
Alt. Phone #:	Extension:		
Notify:	<input checked="" type="checkbox"/>		
Company Name:			
Job Title:			

Activity List

Date:	3/19/2024 2:26:00 PM
User:	jmartinez
Comments:	Service Request Open - ID 36105 Routed To: PropertyMaint Comments: Possible water leak in living room ceiling
Date:	3/19/2024 2:26:00 PM

User:	jmartinez
Comments:	An automated email has been sent to the submitter(s): ihayde01@yahoo.com
Date:	3/19/2024 2:26:00 PM
User:	jmartinez
Comments:	An automated text message was sent to 8607946342
Date:	3/19/2024 2:26:00 PM
User:	jmartinez
Comments:	Service request printed by jmartinez
Date:	3/19/2024 6:35:00 PM
User:	admin
Comments:	Service Request rerouted to PropertyMaint
Date:	3/20/2024 9:25:00 AM
User:	twilliams
Comments:	Inspection scheduled for 3/21 @ 1030a
Date:	3/20/2024 9:25:00 AM
User:	twilliams
Comments:	An automated email has been sent to the submitter(s): ihayde01@yahoo.com
Date:	3/20/2024 9:25:00 AM
User:	twilliams
Comments:	An automated text message was sent to 8607946342
Date:	3/21/2024 4:15:00 PM
User:	twilliams
Comments:	Inspection complete. Evidence of leaking coming from ceiling in multiple rooms. Will reach out to landlord to inform him/her what's going on. Will continue to monitor until repairs are complete





Date: 3/21/2024 4:15:00 PM
User: twilliams
Comments: An automated email has been sent to the submitter(s): ihayde01@yahoo.com

Date: 3/21/2024 4:15:00 PM
User: twilliams
Comments: An automated text message was sent to 8607946342

Date: 3/25/2024 2:56:00 PM
User: twilliams
Comments: Head of maintenance tells me that roofing contractors were on site on 3/23 to assess damage and get a quote. New roof will be put in place within the next month. Roofing tape was put over holes to prevent leaking into the apartment. Once roof is replaced, repairs to the ceiling inside unit will begin

Date: 3/25/2024 2:56:00 PM
User: twilliams
Comments: An automated email has been sent to the submitter(s): ihayde01@yahoo.com

Date: 3/25/2024 2:56:00 PM
User: twilliams
Comments: An automated text message was sent to 8607946342

Date: 3/26/2024 2:55:00 PM
User: jmartinez
Comments: Service request printed by jmartinez

Martinez, Jessenia

From: Gregory Donahue <gdonahue@21georgeinvestors.com>
Sent: Monday, March 25, 2024 3:11 PM
To: Martinez, Jessenia; Rob Crowley; Amit Patel
Subject: Re: Fair Rent Complaint Form
Attachments: Deerfield East Hartford Rent Comps 3-24.docx; Deerfield Fair Rent Documents and Summary.docx; Deerfield Tenant WO and Ledger- McManus 3-24.pdf; IMG_3108.heic; IMG_3109.heic; IMG_3110.heic; IMG_3111.heic; IMG_3112.heic; IMG_3113.heic

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessenia,

Hope you are doing well! In preparation for the hearing on March 27th at 6pm regarding the fair rent complaint at 23 Deerfield Ct Apt4 East Hartford, CT, please find attached documents from the Respondents. We will print these and bring with us as well, but the notice said to email over to you.

Find attached:

- document with a list of rent comps in the immediate area
- document addressing many of the factors outlined on the Fair Rent website, including: description of unit, tax and insurance expenses, list of subject tenant rent increases, and property improvement plans
- pictures of the unit
- document with subject tenant work order history and subject tenant rental ledger outlining frequency of rent increases

Greg Donahue and Amit Patel will be attending the hearing as owners of the property.

Thanks,

Greg Donahue
21 George Investors, Investment Analyst
978-866-5255
491 Dutton St. #206
Lowell, Massachusetts 01854
<https://21georgeinvestors.com/>

From: Martinez, Jessenia <jmartinez@easthartfordct.gov>
Sent: Tuesday, March 19, 2024 1:58 PM
To: Rob Crowley <rob@hinchcrowley.com>
Cc: Gregory Donahue <gdonahue@21georgeinvestors.com>
Subject: RE: Fair Rent Complaint Form

Lol, please dont apologize I get called Jessica all the time.

Jessenia Martinez Ortega

Executive Secretary
Office of the Mayor
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(f)860-282-2978
www.easthartfordct.gov

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Subject: Re: Fair Rent Complaint Form

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Thank you Jessenia (sorry I wrote Jessica in the first email)

On Tue, Mar 19, 2024 at 1:53 PM Martinez, Jessenia <jmartinez@easthartfordct.gov> wrote:

Hello Rob,

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The hearing can only be in person but I suggest to write a formal letter to the commission requesting the accommodation which they will review on the 27th of March and vote on it. If approved you will be able to appear virtually on the next meeting which will be held on April 24th. You can send me the formal letter which I will then pass on to the commission.

Any supporting documents can be sent to me or brought to the commission hearing date.

I will mail you a copy of the letter to the mailing address you have provided me with. Have a great rest of your day!

Jessenia Martinez Ortega

Executive Secretary
Office of the Mayor
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(o)860-291-7204
(f)860-282-2978
www.easthartfordct.gov

From: Rob Crowley <rob@hinchcrowley.com>
Sent: Tuesday, March 19, 2024 12:33 PM

To: Martinez, Jessenia <jmartinez@easthartfordct.gov>; Gregory Donahue <gdonahue@21georgeinvestors.com>
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Thanks you,

Jessenia Martinez Ortega

Executive Secretary

Office of the Mayor

Town of East Hartford

(o)860-291-7204

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www.easthartfordct.gov

--

Rob Crowley

Hinch Crowley Realty Associates, LLC

Rob@hinchcrowley.com

(603) 402-1255

[Brokerage Relationship Disclosure Form.pdf - NH.gov](#)<https://www.oplc.nh.gov> › inline-documents › sonh

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Rob Crowley
Hinch Crowley Realty Associates, LLC
Rob@hinchcrowley.com
(603) 402-1255

Brokerage Relationship Disclosure Form.pdf - NH.gov<https://www.oplc.nh.gov> › inline-documents › sonh

LEASE RENTAL AGREEMENT



IN THIS LEASE the words "we", "us", and "our" means the Owners / Managers

John P. Souza and Daniel G. Souza of 581 Farmington Avenue, Hartford, CT 06105. The words "you" and "yours" means the TENANT
 Tenant(s): ANTOINETTE DUNCAN and DANIEL T. McMANUS

We agree to lease to you, and you agree to lease from us Apartment No. #4 on the 2nd floor of the building Located at
23 DEERFIELD CT. EAST HARTFORD CT. 06108

You and we agree to the following terms:

1. TERM. The term of this lease starts on JUNE 1st 2012 and ends on MAY 31st 2013 AT NOON,
 provided said notice to move requirements have been given, as required under this agreement. See Paragraph 14A.

2. RENT. You will pay the rent in equal monthly payments of \$ 695 by the first (1st) day of every month. The first payment is due JUNE 1st 2012. You will pay us a late charge of \$ 50 for each full payment that is not in our office by the 10th of the month. A returned (N.S.F) check is considered a late payment. All payments will be applied to charges and fees due your account first and then to your rent. You will pay the rent to SOUZA + SONS & mail it to C/O Souza, 581 Farmington Ave. Hartford, CT 06105.

3. SECURITY DEPOSIT: You will deposit with us \$ 1,042.50 as a security deposit. If you are in default under this lease, we may use the security deposit to pay the rent and/ or any other charges or fees or moneys you owe us under this lease. If you fulfill all of your agreements under this lease, we will return the security deposit to you within thirty (30) days after the lease ends and/or you vacate the apartment when you provide a forwarding address and return all keys.

4. USE. You will only use the apartment for yourself and NO OTHER PERSONS.
 You will not sublease the apartment or let any other people live in the apartment.

5. Utilities and Appliances : (T" for tenant "O" for owner)

Utilities	Paid by	Appliances	Supplied by
Cold Water	O	Air Conditioner	T
Hot water	T	Stove	O
Electricity	T	Refrigerator	O
Heat	T	Dishwasher	N/A-
Trash Removal	T		
Bulk Trash	Tenant		

You will only use these utilities and services in reasonable amounts. The rent will not be reduced if you do not receive any of the utilities or services for reasons beyond our control.

7. Attached to this lease is (are) NO Addendum(s), labeled "_____".

8 CARE OF APARTMENT. You will keep the apartment and all fixtures and appliances in a clean and safe condition. You will remove all ashes, garbage, rubbish and other waste in a clean and safe manner You will place all trash/recyclables into proper containers. You will place trash and recycling receptacles to the street no earlier than 5pm the evening before collection day and replace them to rear of building promptly after emptying. You agree to comply with local recycling requirements. Tenant is responsible for the disposal & removal of bulk trash, such as appliances, furniture, tires ETC...(Please contact office for instructions). You will use all electrical, plumbing, heating, air conditioning and other facilities and appliances in a reasonable manner. You will not destroy or damage any part of the apartment or our appliances or any common area. If you smoke or use candles excessively you will pay to clean and stain kill all surfaces of the apartment.

9. END OF TENANCY. When this lease ends, you will leave the apartment and remove all your property and property of others. You will leave the apartment in a good and clean condition, and you will pay to return apartment to the condition it was when you moved in, less any normal wear and tear. You will return all keys to our office, and give us a forwarding address in writing.

initial [Signature] Tenant AS

Lessor [Signature]

6. Parking is a privilege not a right. You May park your ONE car(s) on the premises (on a first come basis) providing you are not in default under this lease. Additional car(s) are \$ 50 / month each, with our written permission, provided space is available. Parking is for authorized tenants only, not their guests. Your GUESTS MUST PARK ON THE STREET! Unregistered and/or non-operational cars are subject to towing at your expense and risk, You will cooperate with snow removal, by removing vehicles from lot as necessary. Your current assigned space is NONE.

10. ENTERING APARTMENT. We may enter the apartment at reasonable times to make necessary repairs or changes that we are required to make, or to supply the utilities or services that we have agreed to supply. We may also enter the apartment at reasonable times to show the apartment to possible or actual purchasers, mortgage lenders, perspective tenants, workmen or contractors. We will give you reasonable notice of our intent to enter the apartment. You will not unreasonably deny us the right to enter the apartment. We may also enter the apartment at any time without your consent in case of an emergency.

11. CHANGES. You will not make any changes in the apartment or change the appearance of any walls, ceilings or floors, fixtures, appliances or cabinets. If you receive our permission to make any changes, any items that you install in the apartment will immediately be our property but you may use them until the lease ends. You may not make any other changes in the apartment except the following: REDECORATING - OWNER WILL PROVIDE WHITE PAINT. TENANT PROVIDES LABOR, TOOLS AND AGREES TO DO THE WORK NEATLY. TENANT AGREES TO MAINTAIN THE PRESENT COLOR MOTIF, AND NOT PAINT ANY NATURAL WOODWORK. IF THE TENANT CHANGES THE COLOR CONTRARY TO THIS AGREEMENT TENANT AGREES TO REIMBURSE THE OWNER FOR COSTS ASSOCIATED WITH RE-PAINTING THE APARTMENT BACK TO THE ORIGINAL COLOR MOTIF.

12. RULES AND REGULATIONS. You agree to comply with the following rules and regulations:

- A. You will not block any sidewalks, halls, or stairways, and you will not use these except to go to and from apartment. NO LOITERING IN ANY COMMON AREAS.
- B. You will not place any sign or advertisement, on the outside or inside of the building. You will not hang or shake anything from a window or balcony. You will not throw or drop anything from any windows, balconies, halls or stairways. Anything found in a common area is considered trash/rubbish and is subject to removal by us.
- C. You will not bring into the apartment anything which increases the cost for fire or liability insurance which we keep on the property. NO GRILLS of any kind to be used or stored WITHIN 10' Of any BUILDING. NO Flammable materials, gasoline, propane, or charcoal to be stored in or around the building.
- D. You will not use any electric appliances that are dangerous or that do not use ordinary electrical plugs.
- E. You will not install any locks on the doors leading to the apartment, and you will not change any existing locks.
- F. You will not keep any dogs, cats, or other animals in the apartment.
- G. You will not disturb the other tenants quiet enjoyment of the property i.e. (loud music, parties, TV, etc.)
- H. You will not glue down carpets or rugs. All Window shades and blinds are the property of the tenant.
- I. NO UNREGISTERED AUTO'S, BOATS, TRAILERS, SNOWMOBILES, WASHERS, DRYERS, OR COMMERCIAL VEHICLES ALLOWED ON THE PREMISES. NO WATERBEDS. NO SATELLITE DISHES.
- J. NO REPAIRING OF AUTO'S OR CYCLES ON THE PREMISES.
- K. No trampolines, swimming pools of any size or other attractive nuisances allowed on premises.
- L. You will protect the window and surrounding frame and sill in the bathroom from water damage while showering.
- M. NO Child care/Daycare allowed, No Commercial Activities allowed. No T.V. antennas or satellite dishes on exterior of building
- N. You will notify us in writing, of any chipping or peeling paint in the apartment or premises.

13. DEFAULT. You will be in default under this lease if:

- A. You do not make a payment of rent within ten (10) days after it is due; or
- B. You violate or do not do any of the things you agree to do under this lease; or
- C. You vacate the apartment or do not live in the apartment for a long time.

If you are in default under this lease, we may send you a notice and cancel this lease. The lease will end on the date that we give in our notice to you. If you do not do any of the things you promise to do under this lease, you will pay our costs to do the things that you did not do. You also will pay us interest on any amount you owe us which is past due. The interest will be at the rate of twelve percent (12%) per Year. If you are in default under this lease and/or if we refer the matter to an attorney to evict you, for any reason, you will pay us a reasonable attorney's fee. If we refer this matter to an attorney because you do not pay the amount you owe us when it is due, you will pay us any reasonable attorney fees. You will also pay us all of our other collection costs and expenses.

14. MOVING.

- A. Notice; Tenant is to give owner a written notice sent certified at least thirty (30) days before lease ends stating that he/she intends to move. The lease will end the last day of the month at noon, after said notice. No pro-rating of rent if tenant leaves early.
- B. Hold Over; If tenant stays on after the lease ends on a month to month basis, tenant agrees to comply all terms of this lease, including the thirty (30) day written notice required as set forth in 14A above.
- C. Breaking Lease; Tenant may break this lease providing he gives the owner the thirty (30) day notice provided for in 14A. above. In such a case, tenant agrees to pay as liquidated damages the following: If the tenant has been in the unit six (6) months or less, one months rent. If the tenant has been in the unit over six (6) months, one half (1/2) a months rent. In either case the rent must be current and the tenant is not in default under any provision of this lease.

initial



Tenant



Lessor



15. MISCELLANEOUS. If there is more than one of you who signs this lease, then each of you agrees to pay the entire amount that you owe us. We can delay enforcing any of our rights under this lease without losing them. If we release any of you from this lease the rest of you must still pay the full amount you owe us. We can also give any of you more time to pay the amount you owe us. Any and all changes to this lease must be in writing signed by us.

16. MANAGER. The name and address of the person(s) authorized to manage the property where the apartment is located is: Daniel Souza or John Souza, of 581 Farmington Avenue, Hartford, CT 06105. We can be reached at Office Phone Number 860-236-3851 For Emergencies only call Dan at home 860 232-5639 or John 860 231-7558 or Donald 860 833-5247

17. SEPARATE PROVISIONS. If any provision of this lease is invalid or unenforceable, the other provisions of this lease will still apply.

18. BINDING EFFECT. This lease shall be binding upon you and us and our respective successors, heirs, executors and administrators.

19. DELAY IN POSSESSION. If we cannot have your apartment ready on time because of circumstances beyond our control, we will not be liable to you. If this happens, you will begin to pay rent when we offer possession to you.

20. CHARGES. The tenant will pay a fifteen dollar (\$15.00) Charge for every check given to us that bounces. Lock out of apartment after business hours is a \$ 25.00 charge. Extra keys to apartment \$ 2.00 each. Clogged toilet \$20.00, Change lock \$20.00 each.

21. SMOKE DETECTOR. You acknowledge that 3 smoke detector(s) are installed and working in your apartment, you have been shown and understand how to test the detectors and agree to test them monthly. You will maintain the detector and change the battery as necessary. You will notify us immediately if any smoke detector does not work, or you are unable to test it, as required. You understand that disabling a smoke detector is a criminal offense, as well as jeopardizing the safety of every one in the building. We will assume the detectors are operating properly unless you notify us.

22. TENANT PERFORMANCE. You are notified that any information concerning any aspect of your tenancy including but not limited to, nonpayment of rent, late payments, bounced checks, evictions, arrests, or lease violations will be reported to CoreLogic Safe Rent 7300 Westmore Rd Suite 3 Rockville, MD 20850-5223. CoreLogic Safe Rents maintains databases of tenant performance in strict accordance with Fair Credit Reporting Act.

23. LAWS. You will comply with all laws and regulations regarding the apartment. You also will not permit any others to violate any laws or regulations in the apartment. You are responsible for the actions of your guests.

Two signatures
on the signature

Owner/Manager

Tenant

Tenant

Tenant

Rent JUNE 2012 = 695.00
Security 1,042.50
Total Due 1,737.50
Deposit paid - 695.00

T Bal Due → 1,042.50

Paid cash 5/28/12 1,042.50

Bal due 0

East Hartford Rent comps March 2024

- **328 Park Ave Unit C – 2BR 1BA - \$1,350/month**
 - <https://www.apartments.com/328-park-ave-east-hartford-ct/cjkct1d/>
- **35 Deefield Ct Unit B – 2BR 1BA - \$1,350/month**
 - <https://www.apartments.com/35-deerfield-ct-east-hartford-ct/1qepyh4/>
- **24 Deerfield Ct – 2BR 1BA - \$1,350/month**
 - <https://www.apartments.com/24-deerfield-ct-east-hartford-ct/f4xfp3v/>
- **1528 Main St N2 East Hartford, CT- 2BR 1BA - \$1,350**
 - <https://smartmls-portal.connectmls.com/my-listings-type/UHJvcGVydGllcyAtIFJlc2lkZW50aWFsIFJlbnRhbA%3D%3D/143A4A040E29DD5EE0631401100A9E00?token=eyJhbGciOiJIUzUxMiJ9.eyJzdWIiOiJhbWl0LnBhdGVsNzcvliwiYXVkljoid2ViliwiaXNzljoiY2xpZW50cG9ydGFsLWFwaXNlcnZlcilsmV4cCI6MTcxMTM5ODA3MCwiaWF0IjoxNzExMzkwODcwLCJjb250YWN0ZGNpZCI6IkVERjICQjFDMjBDRjE1OEZFMDUzRDUwMTEwMEFDMzNCIn0.PCh97tNvOKArzJT8LqAVy2-UE0gouNh2RIWxLxQ6KRRsAq4uaXOMmxyRB7JTrPM9F1nXVgg9OrbZxWdvG wKxg&listingid=0990413F38253F5EE0631401100ACB42>
- **19 Bell Ct A1 East Hartford, CT – 2BR 1BA - \$1,500**
 - <https://smartmls-portal.connectmls.com/my-listings-type/UHJvcGVydGllcyAtIFJlc2lkZW50aWFsIFJlbnRhbA%3D%3D/143A4A040E29DD5EE0631401100A9E00?token=eyJhbGciOiJIUzUxMiJ9.eyJzdWIiOiJhbWl0LnBhdGVsNzcvliwiYXVkljoid2ViliwiaXNzljoiY2xpZW50cG9ydGFsLWFwaXNlcnZlcilsmV4cCI6MTcxMTM5ODE4NiwiaWF0IjoxNzExMzkwOTg2LCJjb250YWN0ZGNpZCI6IkVERjICQjFDMjBDRjE1OEZFMDUzRDUwMTEwMEFDMzNCIn0.DLsz7M gth6RHmLIXQ5xMYyX17T tAOdv4BvVBly igVsUffqXpSLWirAATGklje Ols5QTnOlzswsMgrxe5hg&listingid=0C8F73AA07588B2FE0631401100ACF43>
- **65 Chapel St East Hartford, CT – 2BR 1BA - \$1,400**
 - <https://smartmls-portal.connectmls.com/my-listings-type/UHJvcGVydGllcyAtIFJlc2lkZW50aWFsIFJlbnRhbA%3D%3D/142F6812695EE37FE063D501100A4097?token=eyJhbGciOiJIUzUxMiJ9.eyJzdWIiOiJhbWl0LnBhdGVsOTc3liwiYXVkljoid2ViliwiaXNzljoiY2xpZW50cG9ydGFsLWFwaXNlcnZlcilsmV4cCI6MTcxMTM5ODI2OSwiaWF0IjoxNzExMzkxMDY5LCJjb250YWN0ZGNpZCI6IjE0MkyY2NzgwM0QyNEU3NUJFMDYzRDUwMTEwMEFFRjRBIn0.A IO1NckNL5ArHnrtA2otllQXK4hhh3hfpU5m -gSC9XGBtW8Cw-VQJBMNpbpyKH8FjuVKkVHypHEt0SUFvdw&listingid=0419D35A5D171EE1E063D501100AE5D6>
- **187 Burnside Ave East Hartford, CT – 2BR 1BA - \$1,425**
 - <https://smartmls-portal.connectmls.com/my-listings-type/UHJvcGVydGllcyAtIFJlc2lkZW50aWFsIFJlbnRhbA%3D%3D/142F6812695EE37FE063D501100A4097?token=eyJhbGciOiJIUzUxMiJ9.eyJzdWIiOiJhbWl0LnBhdGVsOTc3liwiYXVkljoid2ViliwiaXNzljoiY2xpZW50cG9ydGFsLWFwaXNlcnZlcilsmV4cCI6MTcxMTM5ODM0NSwiaWF0IjoxNzExMzkxMTQ1LCJjb250YWN0ZGNpZCI6IjE0>

MkY2NzgwMOQyNEU3NUJFMDYzRDUwMTEwMEFFRjRBlN0.EkwEsdX8RoTQgOtH
XshG5uNbJtWWyq5En1lfRUfaAl3Ye4mBj75H9qahfVfOUAcwfX2U1JkR80dtv1pmj
4EVOw&listingid=0E88953C9F63D741E063D501100ABC29

- **80 Simmons Rd A14 East Hartford, CT – 2BR 1BA - \$1,350**

- https://smartmls-portal.connectmls.com/my-listings-type/UHJvcGVydGllcyAtIFJlc2lkZW50aWFsIFJlbnRhbA%3D%3D/142F6812695EE37FE063D501100A4097?token=eyJhbGciOiJIUzUxMiJ9.eyJzdWIiOiJhbWl0LnBhdGVsOTc3IiwiaXYXVkljoid2ViliwiaXNzIjoieY2xpZW50cG9ydGFsLWFwaXNlcnZlcilslmV4cCI6MTcxMTM5ODQ0MCwiaWF0IjoxNzExMzcxMjQwLCJjb250YWNOZGNpZCI6IjE0MkY2NzgwMOQyNEU3NUJFMDYzRDUwMTEwMEFFRjRBlN0.m0gTzON8DCrHBniPUvr0K_g5l3sAZWrV1z_zd_h2h1N5zclSHWvCngoJOVKGEiEUtAgF-kWgViR-R_wffg1lgw&listingid=F5F0E1C6C6FCA858E0531401100AF330

Deerfield Fair Rent Documents and Summary

<https://www.easthartfordct.gov/fair-rent-commission>

Numbers of bathtubs/showers, toilets, and sinks- 1 bathroom with a shower, sink, and toilet, and one more sink in the kitchen

Services, furniture, and furnishings- owner provides: appliances, water/sewer, snow removal, landscaping, maintenance

Bedroom Size and number- Two bedrooms.

Overhead expenses

- **Debt Service:** \$9,697.50 annual
- **Property Taxes**
 - 2016- \$7,219.74
 - 2017- \$7,239.58
 - 2018- \$7,333.44
 - 2019- \$7,556.56
 - 2020- \$7,681.20
 - 2021- \$7,593.48
 - 2022- 9,440.78
 - 2023- \$8,904.90
- **Insurance**
 - 2021-2022- \$2,604
 - 2022-2023- \$2,900.33
 - 2023-2024- \$3,787.16
- **Utilities**
 - ~\$2,726
- **Management Fee**
 - 8% of collected income

Tenant rent per year

- April 2016- \$695
- September 2016- \$745
- November 2017- \$780
- December 2018- \$805
- January 2020- \$830
- July 2022- \$865
- July 2023 \$950

The degree to which income from rent increase will be reinvested in property improvements:

- We plan on replacing the roof on the building in the next month or so.

History/Notes

Tenant: Ingrid McManus

T	Date	Note	Category	User
①	5/17/2016 11:35:00 AM	Tenant added to Ticket #29 in Service Manager. [Two stove burners not working]	Maintenance	rcrowley
①	9/1/2016 9:37:00 AM	Tenant added to Ticket #69 in Service Manager. [Stove handle broken]	<Unassigned>	rcrowley
①	2/27/2017 10:22:00 AM	Tenant added to Ticket #218 in Service Manager. [Misc]	<Unassigned>	rcrowley
①	11/28/2018 10:29:00 AM	Tenant added to Ticket #916 in Service Manager. [fridge not working]	<Unassigned>	pboutin
①	2/6/2019 12:30:00 PM	Tenant added to Ticket #1023 in Service Manager. [thermostat is not working properly]	<Unassigned>	pboutin
①	7/24/2019 10:12:00 AM	Tenant added to Ticket #1383 in Service Manager. [toilet not flushing]	<Unassigned>	pboutin
①	1/7/2021 11:44:01 AM	Tenant added to Ticket #3300 in Service Manager. [Ceiling Leak]	EMERGENCY	mdicarlo
①	8/1/2022 10:10:29 AM	Tenant added to Ticket #7456 in Service Manager. [WASHER IN BASEMENT NOT WORKING]	APPLIANCES	pboutin
①	7/26/2023 11:54:08 AM	Tenant added to Ticket #11378 in Service Manager. [BEDROOM CEILING]	Maintenance	aline

Transactions

Date Range: All

Tenant	Account	Property	Unit	Active Start	Active End
Ingrid McManus	114	erfield E. Hartford Properties, L	23 # 4	6/1/2012	

Date	Reference	Description	Comment	Amount	Balance
12/30/07		Security Deposits		1,046.44	1,046.44
12/30/07		Security Deposit Adjustment		-1,046.44	0.00
04/18/16		Beginning Balance		725.00	725.00
05/01/16		Rent Charge		695.00	1,420.00
05/12/16	CC	Payment Received		-695.00	725.00
05/31/16	CC	Payment Received		-440.17	284.83
05/31/16		Rent Charge	credit beg balance paid to prior owner	-284.83	0.00
06/01/16		Rent Charge		695.00	695.00
06/21/16	CC	Payment Received		-700.00	-5.00
07/01/16		Rent Charge		695.00	690.00
07/15/16	CC	Payment Received		-700.00	-10.00
08/01/16		Rent Charge		695.00	685.00
08/18/16	CC	Payment Received		-700.00	-15.00
09/01/16		Rent Charge		745.00	730.00
09/15/16	CC	Payment Received		-745.00	-15.00
10/01/16		Rent Charge		745.00	730.00
10/20/16		Payment Received		-745.00	-15.00
11/01/16		Rent Charge		745.00	730.00
12/01/16		Rent Charge		745.00	1,475.00
12/19/16		Payment Received		-745.00	730.00
01/01/17		Rent Charge		745.00	1,475.00
01/16/17		Payment Received	1002	-745.00	730.00
01/30/17	CC	Payment Received	1003	-745.00	-15.00
02/01/17		Rent Charge		745.00	730.00
02/10/17	CC	NSF Adjustment	NSF (1/30/17)	745.00	1,475.00
02/10/17		Non-Sufficient Funds Fee	(1/30/17)	20.00	1,495.00
02/23/17	CC	Payment Received	4902	-745.00	750.00
02/28/17	CC	Payment Received	4900	-745.00	5.00
02/28/17	CC	Payment Received	4901	-745.00	-740.00
03/01/17		Rent Charge		745.00	5.00
04/01/17		Rent Charge		745.00	750.00
04/13/17	CC	Payment Received	24416008391	-745.00	5.00
05/01/17		Rent Charge		745.00	750.00
05/11/17	CC	Payment Received	8843	-745.00	5.00
06/01/17		Rent Charge		745.00	750.00
06/26/17	CC	Payment Received	8841	-745.00	5.00
07/01/17		Rent Charge		745.00	750.00
07/24/17	CC	Payment Received	8842	-745.00	5.00
08/01/17		Rent Charge		745.00	750.00
08/17/17	CC	Payment Received	2101	-745.00	5.00
09/01/17		Rent Charge		745.00	750.00
09/28/17	CC	Payment Received	2103	-745.00	5.00
10/01/17		Rent Charge		745.00	750.00
10/23/17	CC	Payment Received	2102	-745.00	5.00
11/01/17		Rent Charge		780.00	785.00
11/15/17	CC	Payment Received	1001	-780.00	5.00
12/01/17		Rent Charge		780.00	785.00
12/11/17	CC	Payment Received	1002	-780.00	5.00
01/01/18		Rent Charge		780.00	785.00
01/15/18	CC	Payment Received	1003	-780.00	5.00
02/01/18		Rent Charge		780.00	785.00
02/15/18	CC	Payment Received	125	-780.00	5.00
03/01/18		Rent Charge		780.00	785.00
03/19/18	CC	Payment Received	222	-785.00	0.00
04/01/18		Rent Charge		780.00	780.00

04/26/18	CC	Payment Received	221	-785.00	-5.00
05/01/18		Rent Charge		780.00	775.00
05/14/18	CC	Payment Received	223	-785.00	-10.00
06/01/18		Rent Charge		780.00	770.00
06/18/18	CC	Payment Received	225	-785.00	-15.00
07/01/18		Rent Charge		780.00	765.00
07/16/18	226	Payment Received		-785.00	-20.00
08/01/18		Rent Charge		780.00	760.00
08/13/18	CC	Payment Received	246	-785.00	-25.00
09/01/18		Rent Charge		780.00	755.00
09/13/18	CC	Payment Received	227	-785.00	-30.00
10/01/18		Rent Charge		780.00	750.00
10/15/18	CC	Payment Received	230	-785.00	-35.00
11/01/18		Rent Charge		780.00	745.00
11/14/18	CC	Payment Received	231	-785.00	-40.00
11/14/18		Late Charge		40.00	0.00
12/01/18		Rent Charge		805.00	805.00
12/17/18	CC	Payment Received	232	-805.00	0.00
12/17/18		Late Charge		25.00	25.00
01/01/19		Rent Charge		805.00	830.00
01/26/19	CC	Payment Received	233	-805.00	25.00
02/06/19		Rent Charge	chg Feb 2019 rent	805.00	830.00
02/14/19	CC	Payment Received	234	-830.00	0.00
02/25/19	CC	NSF Adjustment	NSF (2/14/19)	830.00	830.00
02/25/19		Non-Sufficient Funds Fee	(2/14/19)	25.00	855.00
03/01/19		Rent Charge		805.00	1,660.00
03/15/19	MO	Payment Received	20795678390	-1,000.00	660.00
03/26/19	MO	Payment Received	25687264050	-600.00	60.00
04/01/19		Rent Charge		805.00	865.00
04/14/19	CC	Payment Received	228	-825.00	40.00
05/01/19		Rent Charge		805.00	845.00
05/13/19	CC	Payment Received	235	-825.00	20.00
05/23/19	MO	Payment Received	20853431066	-850.00	-830.00
05/29/19	CC	NSF Adjustment	NSF (5/13/19)	825.00	-5.00
05/29/19		Non-Sufficient Funds Fee	(5/13/19)	25.00	20.00
06/01/19		Rent Charge		805.00	825.00
07/01/19		Rent Charge		805.00	1,830.00
07/15/19	MO	Payment Received	25963558053	-825.00	805.00
08/01/19		Rent Charge		805.00	1,610.00
08/22/19	MO	Payment Received	20853425665	-805.00	805.00
09/01/19		Rent Charge		805.00	1,610.00
09/26/19	MO	Payment Received	569044	-805.00	805.00
10/01/19		Rent Charge		805.00	1,610.00
10/28/19	CHK	Payment Received	#236	-805.00	805.00
11/01/19		Rent Charge		805.00	1,610.00
11/14/19	MO	Payment Received	# 025486	-805.00	805.00
12/01/19		Rent Charge		805.00	1,610.00
12/09/19	CHK	Payment Received	#237	-805.00	805.00
12/19/19	MO	Payment Received	#959852	-805.00	0.00
01/01/20		Rent Charge		830.00	830.00
01/27/20	CHK	Payment Received	#239	-825.00	5.00
02/01/20		Rent Charge		830.00	835.00
02/17/20	CHK	Payment Received	#241	-825.00	10.00
03/01/20		Rent Charge		830.00	840.00
03/24/20	CHK	Payment Received	#242	-825.00	15.00
04/01/20		Rent Charge		830.00	845.00
05/01/20		Rent Charge		830.00	1,675.00
06/01/20		Rent Charge		830.00	2,505.00
06/02/20	ePay CHK	Payment Received	PHONE PAY	-830.00	1,675.00
06/09/20		Security Deposits	Security deposits from holdings	-216.44	1,458.56
06/09/20	134	Tenant Check	Security Deposit Refund Check: 134	216.44	1,675.00
06/09/20	CHK	Payment Received	Excess S/D Funds to Rent	-216.44	1,458.56
06/12/20	CHK	Payment Received	#5409	-200.00	1,258.56

07/01/20		Rent Charge		830.00	2,088.56
07/15/20	ePay CHK	Payment Received	phone pay	-830.00	1,258.56
08/01/20		Rent Charge		830.00	2,088.56
08/20/20	ePay CHK	Payment Received	PHONE CHECK PAY	-830.00	1,258.56
09/01/20		Rent Charge		830.00	2,088.56
09/21/20	ePay MC	Payment Received	PHONE PAY Auth # - 821576968459853801	-1,000.00	1,088.56
10/01/20		Rent Charge		830.00	1,918.56
10/16/20	ePay CHK	Payment Received	WEB PHONE CHECK PAY	-918.56	1,000.00
11/01/20		Rent Charge		830.00	1,830.00
11/16/20	ePay CHK	Payment Received	PHONE CHECK PAY	-830.00	1,000.00
12/01/20		Rent Charge		830.00	1,830.00
01/01/21		Rent Charge		830.00	2,660.00
01/11/21	DD	Payment Received	CT TRHAP	-2,443.00	217.00
01/25/21	CHK	Payment Received	#5495/EH INTERFAITH MINISTRIES	-200.00	17.00
02/01/21		Rent Charge		830.00	847.00
03/01/21		Rent Charge		830.00	1,677.00
03/05/21	ePay CHK	Payment Received	On line rent payment	-830.00	847.00
04/01/21		Rent Charge		830.00	1,677.00
05/01/21		Rent Charge		830.00	2,507.00
05/05/21	DD	Payment Received	CT DEPT RELIEF PROGRAM	-3,195.50	-688.50
06/01/21		Rent Charge		830.00	141.50
06/11/21	ePay CHK	Payment Received	PHONE CHECK PAY	-191.50	-50.00
07/01/21		Rent Charge		830.00	780.00
07/09/21	ePay CHK	Payment Received	phone check pay	-830.00	-50.00
08/01/21		Rent Charge		830.00	780.00
08/30/21	DD	Payment Received	CT RENT ASSISTANCE	-971.50	-191.50
09/01/21		Rent Charge		830.00	638.50
09/13/21	DD	Payment Received	CT RENTAL ASSISSTANCE	-2,490.00	-1,851.50
10/01/21		Rent Charge		830.00	-1,021.50
11/01/21		Rent Charge		830.00	-191.50
12/01/21		Rent Charge		830.00	638.50
01/01/22		Rent Charge		830.00	1,468.50
01/21/22	ePay CHK	Payment Received	PHONE CHECK PAY	-638.50	830.00
02/01/22		Rent Charge		830.00	1,660.00
02/11/22	ePay CHK	Payment Received	PHONE CHECK PAY	-830.00	830.00
03/01/22		Rent Charge		830.00	1,660.00
03/04/22	ePay CHK	Payment Received	PHONE CHECK PAY	-830.00	830.00
03/11/22	ePay CHK	Payment Received	PHONE CHECK PAYMENT	-830.00	0.00
04/01/22		Rent Charge		830.00	830.00
04/26/22	ePay CHK	Payment Received	PHONE CHECK PAY	-830.00	0.00
05/01/22		Rent Charge		830.00	830.00
05/10/22	IV# 109	Legal Fees	Legal fees Feb 2022 Notice to quit	317.96	1,147.96
05/23/22	ePay CHK	Payment Received	Over the phone payment	-830.00	317.96
06/01/22		Rent Charge		830.00	1,147.96
06/17/22	ePay CHK	Payment Received	PHONE CHECK PAY	-830.00	317.96
07/01/22		Rent Charge		865.00	1,182.96
07/22/22	ePay CHK	Payment Received	Over the phone payment	-865.00	317.96
08/01/22		Rent Charge		865.00	1,182.96
08/22/22	ePay CHK	Payment Received	Over the phone payment	-865.00	317.96
09/01/22		Rent Charge		865.00	1,182.96
10/01/22		Rent Charge		865.00	2,047.96
10/13/22	DD	Payment Received	CT RENTAL RELIEF	-1,590.00	457.96
11/01/22		Rent Charge		865.00	1,322.96
11/04/22	ePay CHK	Payment Received	PHONE CHECK PAY	-870.00	452.96
12/01/22		Rent Charge		865.00	1,317.96
12/09/22	ePay CHK	Payment Received	PHONE CHECK PAY	-1,000.00	317.96
01/01/23		Rent Charge		865.00	1,182.96
01/10/23	ePay CHK	Payment Received	PHONE CHECK PAY	-1,100.00	82.96
02/01/23		Rent Charge		865.00	947.96
02/15/23	ePay CHK	Payment Received	PHONE CHECK PAY	-947.96	0.00
03/01/23		Rent Charge		865.00	865.00
03/20/23	ePay CHK	Payment Received	PHONE CHECK PAY	-865.00	0.00

04/01/23		Rent Charge		865.00	865.00
04/17/23	ePay CHK	Payment Received	[NSF] PHONE CHECK PAY	-865.00	0.00
04/21/23	ePay CHK	NSF Adjustment	NSF (4/17/23) Insufficient Funds	865.00	865.00
04/21/23		Non-Sufficient Funds Fee	(4/17/2023)	25.00	890.00
05/01/23		Rent Charge		865.00	1,755.00
05/03/23	ePay CHK	Payment Received	PHONE CHECK PAY	-865.00	890.00
05/24/23	ePay CHK	Payment Received	[NSF] PHONE CHECK PAY	-890.00	0.00
05/31/23	ePay CHK	NSF Adjustment	NSF (5/24/23) Insufficient Funds	890.00	890.00
05/31/23		Non-Sufficient Funds Fee	(5/24/2023)	25.00	915.00
05/31/23	ePay CHK	Payment Received	PHONE CHECK PAY	-915.00	0.00
06/01/23		Rent Charge		865.00	865.00
06/23/23	ePay CHK	Payment Received	PHONE CHECK PAY	-865.00	0.00
07/01/23		Rent Charge	HML	1,050.00	1,050.00
07/17/23	ePay CHK	Payment Received	PHONE CHECK PAY	-865.00	185.00
08/01/23		Rent Charge	HML	1,050.00	1,235.00
08/14/23	ePay CHK	Payment Received	PHONE CHECK PAY	-950.00	285.00
09/01/23		Rent Charge	HML	1,050.00	1,335.00
09/18/23	ePay CHK	Payment Received	PHONE CHECK PAY	-950.00	385.00
09/21/23		Rent Charge	CREDIT (JUL,AUG,SEPT - \$100 EACH MONTH) Tenant says they chose 12 mth option, benefit of the doubt credit	-300.00	85.00
10/01/23		Rent Charge	HML	950.00	1,035.00
10/18/23	ePay CHK	Payment Received	PHONE CHECK PAY	-1,035.00	0.00
11/01/23		Rent Charge	HML	950.00	950.00
11/14/23	ePay CHK	Payment Received	PHONE CHECK PAY IM	-950.00	0.00
12/01/23		Rent Charge	HML	950.00	950.00
12/12/23	ePay CHK	Payment Received	PHONE CHECK PAY	-950.00	0.00
01/01/24		Rent Charge	HML	950.00	950.00
01/10/24	ePay CHK	Payment Received	PHONE CHECK PAY	-950.00	0.00
02/01/24		Rent Charge	HML	950.00	950.00
02/14/24	ePay CHK	Payment Received	PHONE CHECK PAY	-950.00	0.00
03/01/24		Rent Charge	HML	950.00	950.00
03/13/24	ePay CHK	Payment Received	PHONE CHECK PAY	-950.00	0.00