

**Town of Wallingford
Fair Rent Commission
Landlord's Response to Complaint Form**

Landlord Name:		
Street Address:		
City:	State:	Zip Code:
Email Address:		Telephone Number:

Tenant Name:

If you, the Landlord, dispute any of the facts stated in the complaint, please provide a response to the disputed facts:

Provide the following information:

1. Date property was purchased.
2. Specify the number of units and the monthly rent for each unit.
3. Is there a mortgage on the property? If so, list the mortgages, year it was taken out and the original principal amount of the loan.
4. Annual taxes on the property.
5. Annual property insurance premium.
6. Is there any pending legal action involving this tenant? If yes, specify the nature of the action, docket number and status of the case(s).

I affirm, under penalty of false statement, that the information provided herein is true to the best of my knowledge and belief.

Signature of Landlord

Date

Printed Name

I agree to receive any notices, including notices of hearings, and communications from Town staff, electronically to my email address.

Yes _____ No _____

NOTICE TO LANDLORD

The Commission encourages you and your landlord to communicate with each other in order to resolve the complaint. If both parties agree, Town staff will meet with both of you to assist in coming to an agreement. If not, a hearing will be scheduled by the Commission.

Please note: All information regarding this complaint and the Commission's work is public information under the Connecticut Freedom of Information Act.

All hearings are held at a public meeting.

Notice to Landlord

Enclosed is a Fair Rent Commission complaint filed against you by a tenant. Complete the Landlord's Response to the complaint within ten (10) days of receipt.

Please submit your response to: Department of Law
45 South Main Street, Room 308
Wallingford, CT 06492
Telephone No. 203-294-2140
Email: lawdept@wallingfordct.gov.

The Commission encourages you to communicate with your tenant in an attempt to resolve the complaint. If both parties agree, Town staff may assist in mediating the dispute.

Absent an agreement, a hearing will be scheduled within thirty (30) days of receipt of the complaint, unless extended by the Chairman. A copy of the ordinance and Commission's procedure are enclosed for your reference.

State law prohibits a landlord from retaliating against a tenant who files a complaint with the Fair Rent Commission. A landlord shall also not refuse to renew a lease, demand an increase in rent or decrease services as a result of the filing of a complaint with the Commission. Until the complaint is heard by the Commission, the tenant is not required to pay any proposed increase in rent.

If a tenant files notice with the Commission that a landlord has taken retaliatory action, the Commission may, after hearing, order such action to cease.

Direct any inquiries to the Law Department.