

FAIR RENT COMMISSION

MINUTES OF SPECIAL MEETING

AUGUST 12, 2026

A Special Meeting of the Fair Rent Commission of the Town of Wallingford was held on Wednesday, August 12, 2026 at 6:30 p.m. in Room 315 of the Wallingford Town Hall, 45 South Main Street, Wallingford, Connecticut.

Meeting called to order at 6:30 p.m.

In attendance: Chairman Adam Della Ventura, Vice-Chair Myklyn Mahoney, Rose Longo-McLean, Amy Allesi Raup, Whitney Mooney, Lisa Anne Perretta and Michael F. Terrace.

Also present: Corporation Counsel Janis M. Small
Assistant Town Attorney Steven M. Allinson

1. Complaint made by Joan Fernandez against Garden Homes Management Corporation.

- a. Hearing: Complainant Joan Fernandez appeared and testified. Respondent Garden Homes Management Corporation appeared by Brian Daley and testified. Both parties presented testimony relating to the complaint.
- b. Deliberation and Decision: After hearing all testimony and deliberation:

Motion made to find that the rent increase is fair and equitable under the circumstances by Myklyn Mahoney, seconded by Rose Longo-McLean.

Vote: Unanimous approval of motion.

2. Complaint made by Barbara Hax against Lawrence Zolnik

Complainant Barbara Hax and the Respondent Lawrence Zolnik appeared and presented an agreement to the Commission. The parties agreed to the following:

- a. Complainant will vacate the premises no later than November 30, 2026;
- b. Beginning in September, 2026, rent shall be \$1,250.00;

- c. Parties agree that Respondent may serve a Notice to Quit early and it will not be considered retaliation.
- d. Respondent will communicate with Scott Hax to address any issues;
- e. If the Complainant vacates the premises prior to November 30, 2026, rent will only be due for the occupancy of the premises.

The Chairman canvased both parties who stated on the record that this is their agreement.

3. Adjournment. There being no other business, the meeting adjourned at 7:35 p.m.

Dated: August 13, 2026