# Town of Trumbull Fair Rent Commission Meeting

# MINUTES

# Tuesday, February 17, 2026 at 7:00 p.m.

# Trumbull Town Hall

**Call to Order**
The meeting was called to order by Chair Janine Becker at 7:06 p.m. The Pledge of Allegiance was recited.

**Attendance**
**Present:**
Janine Becker
Kent Lewis
Guy Rocco
Rose Lodice, Alternate

**Also Present:**
Dan Schopick, Town Attorney
Jennifer Gillis, Social Services Coordinator
Cynthia Katske, Chief Administrative Officer and Clerk
Complainant Lanise Miller
Complainant Anne Joseph
Sue Clarke, Property Manager for The Royce

**Approval of Minutes**
Motion was made by Kent Lewis to approve the minutes of July 8, 2024 as written.
Seconded by Guy Rocco.
VOTE: 3-0-1 (Lodice)

**Swearing in of Parties**
Prior to taking testimony with respect to both complaints, the following parties were sworn in by Chair Janine Becker:
Complainant Lanise Miller
Complainant Anne Joseph
Sue Clark, Property Manager and representative of Respondent The Royce

**Complaint #2025-05**
Lanise Miller complaint against The Royce Trumbull

*Tenant:*
Ms. Miller submitted the complaint that she was being charged $21 per month as Noncompliance with insurance, but she did have an insurance policy.

*Landlord:*
Sue Clarke, Property Manager for the Royce, stated that the designation as insurance noncompliance was a system error that needs to be changed. There used to be a charge for insurance noncompliance, but now the Royce has an umbrella insurance policy and the code was never changed.

Ms. Miller challenged the $21 fee since she has been in compliance with insurance.

The Commission recommended that The Royce management send out a notification to tenants explaining the verbiage. The Commission noted that the Complainant had signed the agreement so a refund based on incorrect verbiage would be difficult.

The Complainant withdrew her complaint.

**Complaint #2025-06**
Anne Joseph complaint against The Royce Trumbull

*Tenant:*
The Tenant Anne Joseph submitted the complaint that there are substantial maintenance issues in her apartment that have not been addressed, and that she was being charged an increased rent of $200 per month prior to the end of her yearly lease.

On questioning by the Commission, the Tenant provided photographs of the maintenance issues and answered questions about the maintenance issues, rental term, rent increase, timing of events, contact with the Trumbull Health Department, insurance problems, and concurrent eviction action. The Tenant stated she wanted to know why her rent was raised prior to her lease renewal, why they wanted her to sign two leases in one year, and why her maintenance issues were not being addressed.

The Chair noted an email from Richard Jackson from the Trumbull Health Department to Sue Clarke, Property Manager for The Royce. Mr. Jackson had conducted a site visit on January 12, 2026, and he found the outside ceiling water damaged and in disrepair, three areas on the ceiling inside the apartment that had previously been water damaged, and stated that these repairs must be completed by February 1, 2026 or an order will be issued by the Health Department.

*Landlord:*
Sue Clarke, Property Manager for The Royce, presented information about the Complainant's lease, the new method for electronic signing of leases, maintenance process, and records regarding specific repairs and repair attempts.

The Landlord responded to questions by the Commission on whether on-call contractors are available, maintenance processes, mold remediation in the Tenant's apartment, date of the Tenant's lease, and potential renewal rent.

Copies of work orders were provided to the Commission.

*Tenant's response:*
The Tenant disputed the statement that she had signed only one lease and that she had refused entry by maintenance workers.

*Landlord's response:*
The Landlord detailed the rent that was being charged and date when a new lease was prepared.

The Tenant confirmed for the Chair that she is asking the Commission to look at the rent being charged.

The Landlord confirmed that the Notice to Quit was dated October 16, 2025.

The Chair closed the evidence portion of the proceeding.

*Discussion and decision:*

The Chair reminded the Commission that they have the ability to deny a rent increase, phase it in, delay any increase until repairs are made, or deny the tenant's claims, based on the condition of the premises and how this went about and how the lease was presented to the tenant.

Testimony and documents provided by the Tenant and the Landlord were discussed.

Motion by Janine Becker to maintain rent at $2500 per month until repairs to the interior of the unit are completed. Once the repairs are complete the rent can be increased to $2600 per month. Repairs should be made within 10 business days. The case should be referred to the Trumbull Health Department to address the mold concerns, and if there are serious mold concerns, that should be brought to the attention of this Commission, which can take further actions as may be warranted. Seconded by Kent Lewis.
VOTE: 4-0

Motion to adjourn at 9:28 p.m. by Rose Lodice. Seconded by Guy Rocco.
VOTE: 4-0