



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 5, 2024

**TO:** Tenant-Landlord Commission

**FROM:** Rebecca L. Makely, Director  
Department of Cable and Consumer Services

**SUBJECT:** Tenant-Landlord Commission Meeting for February 12, 2024

DS  
RLM

Please find attached the Tenant-Landlord Commission meeting package. The next scheduled meeting is **Monday, February 12, 2024, 7:30 p.m. in Conference Room 8** of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

Please RSVP with your attendance to Susan Jones **by noon on Friday, February 9, 2024**, at [Susan.Jones@fairfaxcounty.gov](mailto:Susan.Jones@fairfaxcounty.gov) or 703-324-5877.

Enclosures

cc: Ellicia Seard-McCormick, Deputy County Executive

Amanda K. Kastl, Director, Consumer Services Division  
Department of Cable and Consumer Services

Susan C. Jones, Consumer Specialist III  
Consumer Affairs Branch



**FAIRFAX COUNTY  
TENANT-LANDLORD COMMISSION  
February 12, 2024 AGENDA**

Call to Order by the Chairperson (7:30 PM)

Minutes

- Approval of the draft January 8, 2023, meeting minutes

Report of the Director

Report of the Chairperson

Commission Matters

Old Business

- 2024 Meeting Locations
- TLC Composition Code Change
- Rent Subsidy Offered by Employers

New Business

- Authorization to Advertise a Public Hearing to be held in March 2024, on Northern Virginia Rent Subsidy Offered by Employers.
- Nomination of Officers
- 2024 Items of Interest

General Interest

- Tenant-Landlord Commission Calendar
- Tenant-Landlord Commission Membership
- Tenant-Landlord Statistics
- Community Outreach
- Consumer Resources

## Minutes of the Fairfax County Tenant-Landlord Commission

January 8, 2024

7:30 p.m.

Government Center Conference Room 8  
12000 Government Center Parkway  
Fairfax, VA 22035  
Chairperson Chamberlain, presiding

Attendance:

Commissioners: Chamberlain, Otonde

Absent:

Commissioners: Reid

Staff:

Rebecca Makely, Director  
Cable and Consumer Services  
Melissa Pickham, Consumer Specialist II  
Consumer Affairs Branch

The meeting was called to order at 7:30 p.m. by Chairperson Chamberlain.

### Minutes

Commissioner Otonde moved to approve the November 9, 2023, minutes. The minutes were approved, 2-0-0.

### Commission Matters

Commissioner Otonde had no matters to report to the Commission.

### Report of the Director

Director Makely joined remotely and informed the Commissioners that the Board of Supervisors (BOS) had two new board members Supervisor Andres F. Jimenez, Mason District and James N. Bierman, Jr. Dranesville District. The first BOS meeting with the new Supervisors is scheduled for January 23, 2024.

Director Makely stated that the legislative season has begun, and staff will review legislation. Staff will update the Commission on the bills that staff review.

Director Makely let the Commission know that nominations need to take place two meetings prior to elections for the Tenant-Landlord Commission (TLC).

### Old Business

1. **Letter to BOS.** Director Makely informed TLC that she received a response from Supervisor Gross and will provide the memo regarding the letter presented to the BOS.

- 2. Public Hearing Question.** Chairperson Chamberlain inquired whether the Chairperson has the power and the authority to hold a public meeting and request the presence of the President of Northern Virginia Realtors (NVAR) and other businesses regarding “What are we doing about rentals in the County? Director Makely explained that pursuant to Fairfax County Code Chapter 12, the Commission may hold public hearings and report its findings to the Board of Supervisors on tenant-landlord issues that affect the public interest. The TLC does not have the authority to require anyone to attend, but they can invite people. The hearing will be publicly posted.

### **Report of the Chairperson**

Chairperson Chamberlain stated the TLC continues to struggle with their purpose. What do we do? If the TLC is not actively seeking out and trying to dive into issues, then the TLC is meeting just to meet. Chairperson Chamberlain would like the TLC to find a dedicated purpose and is hoping that holding the public hearing will assist with this issue.

Chairperson Chamberlain reiterated that he cannot compel the companies/agencies to attend the hearing, but he can invite them. If those invited decide not to attend the hearing, he can send a letter to the BOS and let them know the issues and that people do not want to have an open dialogue about these issues.

### **New Business**

- 1. Public Hearing.** Chairperson Chamberlain would like to hold a public hearing in March from 6:00 to 8:00 p.m. Chairperson Chamberlain would like to invite the President of NVAR or representative, Director of Housing and Community Development Tom Fleetwood or representative, a representative of the Affordable Housing Commission, Fair Housing Chairperson or representative, Southern Management representative, Greystar representative, and a Long & Foster representative. Chairperson Chamberlain’s hope is that each representative will give a five-minute presentation with a two-minute question and answer period regarding what they are seeing in the marketplace.

The questions Chairperson Chamberlain would like covered are:

What if anything is being done at a professional level to ensure compliance with the Virginia Residential Landlord and Tenant Act?

What is being done to ensure compliance with the registered agent portion of the code?

What should we expect in the coming year regarding unit and pricing availability?

What the people believe the TLC does?

- 2. Nomination of Officers.** Chairperson Chamberlain stated since all Commissioners were not present tonight, the Nomination of Officers will be delayed until the Commission has additional members.
- 3. TLC Composition Code Change.** Chairperson Chamberlain requested that the Commissioners review the TLC Composition Code and be ready to discuss the code at the February 12, 2024, meeting.

A motion was made by Commissioner Otonde to adjourn the meeting. Chairperson Chamberlain seconded the motion. The motion passed unanimously, 2-0-0. The meeting was adjourned at 7:50 p.m.

# TLC Calendar

## **Tenant-Landlord Commission**

2024 Planning Calendar

February 12, 2024

- January 8
  - Nomination of Officers
  - 2024 Items of Interest
  
- February 12
  - Authorization to Advertise A Public Hearing to be held in March 2024, on Northern Virginia Rent Subsidy Offered by Employers
  - Nomination of Officers
  - 2024 Items of Interest
  
- March 11
  - Public Hearing on Northern Virginia Rent Subsidy Offered by Employers
  
- April 8
  -
  
- May 13
  -
  
- June 10
  -
  
- July 15
  -
  
- August 12
  -
  
- September 9
  -
  
- October 7
  -
  
- November 14
  - Nominations of Officers
  
- December 12
  -

# TLC Membership

# Tenant-Landlord Commission Members

<u>Seat Name</u>	<u>Commissioner's Name</u>	<u>Appointment Date</u>	<u>Expiration Date</u>
Public Member	Robert H. Chamberlain - Chairperson	GROSS 6/23/2020	1/31/2026
Public Member	VACANT		
Public Member	VACANT		
Public Member (Condominium Owner)	VACANT		
Landlord Member	VACANT		
Landlord Member	VACANT		
Landlord Member	VACANT		
Tenant Member	Kenneth D. Reid	HERRITY 12/6/2022	1/31/2024
Tenant Member	Otiya Otonde – Vice Chairperson - Tenant	MCKAY 5/18/2021	1/31/2026
Tenant Member	VACANT		

## Department of Cable and Consumer Services

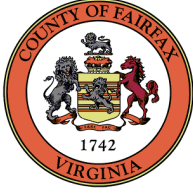
**Rebecca L. Makely, Director**  
Cable and Consumer Services  
703-324-5947  
[rebecca.makely@fairfaxcounty.gov](mailto:rebecca.makely@fairfaxcounty.gov)

**Amanda K. Kastl, Director**  
Consumer Services Division  
703-324-2639  
[amanda.kastl@fairfaxcounty.gov](mailto:amanda.kastl@fairfaxcounty.gov)

**Susan C. Jones, Branch Manager**  
Consumer Affairs  
703-324-5877  
[susan.jones@fairfaxcounty.gov](mailto:susan.jones@fairfaxcounty.gov)



# TLC Statistics



**CONSUMER AFFAIRS BRANCH**  
**Tenant-Landlord Summary**  
**1/1/2024 Through 1/31/2024**

	<b>Current Month</b>	<b>Fiscal YR to Date</b>
Complaints Resolved	17	187

<b>Complaint Allegations</b>	<b>Current Month</b>	<b>Fiscal YR to Date</b>
Alleged unauthorized service or other activity	0	0
Alleged lack of Maintenance/Essential service(s) or Code Violation(s)	5	72
Alleged Failure to Comply with the Lease Agreement	0	8
Alleged Unfair Rental Rules	0	7
Alleged desire to Terminate Lease	3	19
Alleged Unlawful Eviction	0	5
Alleged Security Deposit Dispute	3	32
Failure to Return Rental Application Fee	2	5
Other Landlord-Tenant Problems	1	10
Alleged Improper Charges or Fees	2	21
Alleged Abuse of Entry	1	5
Alleged Failure to Provide Proper Notice	0	3

	<b>Current Month</b>	<b>Fiscal YR to Date</b>
<b>Case Inquiries</b>	120	1050

# Community Outreach

## Outreach Event Calendar February 2024

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff
2/10/2024	<b>37th Annual Mount Vernon District Town Meeting</b>	Mount Vernon High School 8513 Old Mount Vernon Road Alexandria, VA 22309		7:45 a.m. - 9:25 a.m.	SCJ PNB
2/12/2024	<b>Consumer Knowledge</b>	Chantilly High School 4201 Stringfellow Road Chantilly, VA 20151		8:00 a.m. - 4:00 p.m.	MDP CH AB
2/13/2024	<b>Consumer Knowledge</b>	Chantilly High School 4201 Stringfellow Road Chantilly, VA 20151		8:00 a.m. - 4:00 p.m.	MDP SW AB
2/16/2024	<b>LifeSmarts Competition</b>	Virginia Housing 4224 Cox Road Richmond, VA 23060		8:00 a.m. - 4:00 p.m.	MDP SCJ
2/23/2024	<b>Northern Virginia Housing Expo Consumer Booth</b>	Charles Colgan High School 13833 Dumfries Road Manassas, VA 20112		10:00 a.m. - 3:00 p.m.	CH SW
2/23/2024	<b>Black History Month Celebration Consumer Booth</b>	Fairfax County Government Center 12000 Government Center Pkwy Fairfax, VA 22035		5:30 p.m. - 8:00 p.m.	AB
2/26/2024	<b>Consumer Knowledge</b>	Langley High School 6520 Georgetown Pike McLean, VA 22101		8:00 a.m. - 4:00 p.m.	MDP AB
2/26/2024	<b>Consumer Connection Romance Scams National Consumer Protection Week</b>	Fairfax County Consumer Affairs Facebook		11:00 a.m. - 11:15 a.m.	SCJ SW
2/27/2024	<b>Consumer Knowledge</b>	Langley High School 6520 Georgetown Pike McLean, VA 22101		8:00 a.m. - 4:00 p.m.	MDP AB

**Outreach Event Calendar**  
**March 3-9, 2024**  
**National Consumer Protection Week**

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff
3/4/2024	NCPW Consumer Booth	Sully Community Center 12809 Wall Road Herndon, VA 20171		9:30 a.m. - 1:30 p.m.	PNB AB
3/5/2024	NCPW Consumer Booth	Gerry Hyland Government Center 8350 Richmond Highway Alexandria, VA 22312		12:00 p.m. - 4:00 p.m.	MDP CH
3/6/2024	NCPW Consumer 101 Medical Billing Your Smart TV and Privacy	Lincolnia Senior Center 4710 N. Chambliss Street Alexandria, VA 22312		12:30 p.m. - 2:00 p.m.	SCJ CH
3/6/2024	NCPW Consumer Booth	Lincolnia Senior Center 4710 N. Chambliss Street Alexandria, VA 22312		10:30 a.m. - 2:30 p.m.	MDP SCJ
3/7/2024	NCPW Consumer Affairs Day Welcome/Consumer Affairs 101	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035 Live on Channel 16		9:00 a.m. - 9:30 a.m.	AK SCJ
3/7/2024	NCPW Consumer Affairs Day Tenant-Landlord Leases	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035 Live on Channel 16		9:30 a.m. - 10:00 a.m.	SW
3/7/2024	NCPW Consumer Affairs Day Tenant-Landlord-Maintenance	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035 Live on Channel 16		10:00 a.m. - 10:30 a.m.	MDP
3/7/2024	NCPW Consumer Affairs Day Medical Billing	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035 Live on Channel 16		10:30 a.m. - 11:00 a.m.	CH
3/7/2024	NCPW Consumer Affairs Day Vehicle Purchase and Maintenance Issues	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035 Live on Channel 16		11:00 a.m. - 11:30 a.m.	AB
3/7/2024	NCPW Consumer Affairs Day Scams	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035 Live on Channel 16		11:30 a.m. - 12:00 p.m.	PNB
3/7/2024	NCPW Consumer Affairs Day Consumer Booth	Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035		8:30 a.m. - 12:30 p.m.	CS
3/8/2024	Scam Slam Consumer Booth	Greenspring 7430 Spring Village Drive Springfield, VA 22150		11:00 a.m. - 2:00 p.m.	SCJ SW

# Consumer Resources

## **Resource Items**

**Fairfax County Department of Cable and Consumer Services**

<https://www.fairfaxcounty.gov/cableconsumer>

**Fairfax County Consumer Affairs**

<https://www.fairfaxcounty.gov/cableconsumer/csd/consumer>

**Fairfax County Consumer Affairs Facebook**

<https://www.facebook.com/fairfaxcountyconsumer/>

***Consumer Connection: Free at the Fairfax County Public Library (January 24, 2024)***

<https://fb.watch/pW37krUKtL/>

## **Information Items**

**Fairfax County Recruiting More Landlords to Participate in Affordable Rental Program ([more](#))**

**Reston Station apartment owner wants to convert open lawn to dog park ([more](#))**

**Hunter Mill District on track for affordable housing goal ([more](#))**

**Conversion of Sheraton Tysons Hotel into multi-family housing approved ([more](#))**