




County of Fairfax, Virginia

MEMORANDUM

DATE: April 6, 2023

TO: Tenant-Landlord Commission

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

SUBJECT: Tenant-Landlord Commission Meeting for April 13, 2023

Please find attached the Tenant-Landlord Commission meeting package. The next scheduled meeting is **Thursday, April 13, 2023, 7:30 p.m. in Conference Room 232.**

Please RSVP with your attendance to Susan Jones by COB on Wednesday, April 12, 2023, at Susan.Jones@fairfaxcounty.gov or 703-324-5877.

Enclosures

cc: Ellicia Seard-McCormick, Deputy County Executive

Susan C. Jones, Consumer Specialist III
Department of Cable and Consumer Services



**FAIRFAX COUNTY
TENANT-LANDLORD COMMISSION
April 13, 2023 AGENDA**

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

Minutes

- Approval of the draft February 9, 2023, meeting minutes

Report of the Director

-

Report of the Chairperson

Commission Matters

Old Business

New Business

- Draft Advisory Memo

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

February 9, 2023

7:30 p.m.

Government Center Conference Room 232
12000 Government Center Parkway
Fairfax, VA 22035
Chairperson Chamberlain presiding

Attendance:

Commissioners: Chamberlain, Geier-Smith,
Otonde

Remote:

Commissioners: Reid

Staff Attending:

Rebecca L. Makely, Director
Cable and Consumer Services
Susan C. Jones, Consumer Specialist III
Consumer Affairs Branch
Melissa Pickham, Consumer Specialist II
Consumer Affairs Branch

The electronic meeting was called to order at 7:35 p.m. by Chairperson Chamberlain.

Chairperson Chamberlain notified the Commission that Commissioner Reid requested to participate in the meeting remotely.

Vice Chairperson-Tenant Otonde made the motion to approve Chairperson Chamberlain's decision to approve Commissioner Reid's request to participate from a remote location in conformance with the Tenant-Landlord Commission's Remote Participation Policy. Commissioner Geier-Smith seconded the motion. The motion was approved, 3-0-0.

Chairperson Chamberlain made the motion that Commissioner Reid's voice can be heard by all persons at the primary meeting location. Commissioner Geier-Smith seconded the motion. The motion was approved, 3-0-0. Commissioner Reid participated remotely from McLean, Virginia due to a temporary or permanent disability or other medical condition that prevents the member's physical attendance.

Minutes

A motion was made by Commissioner Geier-Smith to approve the January 12, 2023, as written. Commissioner Otonde seconded the motion. The minutes were approved, 3-0-1, with Commissioner Reid abstaining.

Report of the Director

Director Makely presented the Commission with the Virginia General Assembly 2023 Legislative Session, Tenant-Landlord Bills reviewed by Consumer Affairs. Director Makely provided a brief overview of the bills and will email the document to the Commission.

Director Makely announced Commissioner Geier-Smith had submitted her resignation and her last meeting will be March 9, 2023. The Tenant-Landlord Bylaws regarding replacement officers were reviewed.

Article IV-Officers and Their Duties:

Replacement Officers. If an office becomes vacant for any reason, it shall be filled by an election at the next regular meeting having a majority of members present. The newly elected officer shall complete the unexpired term of the officer succeeded. Prior to the election of any replacement officer, all members shall be provided with notice of the proposed election before the meeting at which the replacement is elected.

Director Makely stated the elections can be held at the March meeting.

Chairperson Chamberlain deferred the election until positions on the Tenant-Landlord Commission are filled.

A discussion ensued on the possibility of changing appointment qualifications to include a legal professional, real estate representative, one citizen member, one landlord member, one tenant member, and the rest at-large, with a member(s) allowed to work in the county, but not live in the county. Staff will seek input from the Office of the County Attorney.

Susan C. Jones, Consumer Specialist III, informed the Commission about National Consumer Protection Week from March 5 to 11, 2023. Staff will provide the flyer and link to the events.

Report of the Chairperson

Chairperson Chamberlain had no matters to bring before the Commission.

Commission Matters

Commissioner Reid emailed an inquiry about housing timeline and the waitlist for housing choice vouchers and low rent subsidies. Staff provided information to address his inquiry.

Commissioner Otonde stated properties with affordable housing should advertise the information on their websites so that tenants are able to find affordable dwelling units. Staff will provide a recommended link from Fairfax County Department of Housing and Community Development that might be helpful in searching for properties.

Commissioner Geier-Smith had no matters to bring before the Commission.

Old Business

New Business

1. Draft Advisory Memo. Chairperson Chamberlain provided a draft memo to be reviewed by Commission members. Chairperson Chamberlain provided an overview of the situation and reasons for the memo.

A discussion ensued on the ability of the Board of Supervisors (BOS) to enforce the issue, the purpose and intent of the memo, actions to be taken, formatting/grammar updates, and payment to escrow through the court system.

Chairperson Chamberlain wants to find ways to assist Consumer Affairs in the educational development and resources to be available to tenants and landlords to include the Statement of Tenants Rights and Responsibilities.

Chairperson Chamberlain wants to suggest for the 2024 Legislative agenda to review whether the TLC would like to ask the General Court Clerk to have a certification that the Statement of Tenants Rights and Responsibilities has been issued.

Commissioner Otonde will submit suggestions to Chairperson Chamberlain. Commissioner Geier-Smith will review the document for suggested changes.

Director Makely suggested at the start of the memo to express how you are coming to the BOS under Chapter 12 of the County Code, duties of the TLC. Director Makely will provide the information to Chairperson Chamberlain.

Chairperson Chamberlain stated the tenant involved in the scenario might attend the next meeting.

Chairperson Chamberlain inquired about the 120 complaints for this month. Staff spoke about the various tenant issues Consumer Affairs receives. Staff will review the numbers.

A motion was made by Commissioner Otonde and seconded by Commissioner Geier-Smith to adjourn the meeting. The motion passed unanimously, 3-0-0, with Commissioner Reid being absent for the vote. The meeting adjourned at 9:05 p.m.

TLC Calendar

Tenant-Landlord Commission

2022 Planning Calendar

April 13, 2023

- | | |
|--------------|--|
| January 12 | <ul style="list-style-type: none">• 2023 Meeting Calendar• 2023 Items of Interest• Elections of Officers |
| February 9 | <ul style="list-style-type: none">• Draft Advisory Memo |
| March 23 | <ul style="list-style-type: none">• Cancelled |
| April 13 | <ul style="list-style-type: none">• Draft Advisory Memo |
| May 11 | <ul style="list-style-type: none">• |
| June 8 | <ul style="list-style-type: none">• |
| July 13 | <ul style="list-style-type: none">• Annual Report |
| August 10 | <ul style="list-style-type: none">• |
| September 14 | <ul style="list-style-type: none">• |
| October 12 | <ul style="list-style-type: none">• |
| November 9 | <ul style="list-style-type: none">• Nomination of Officers |
| December 14 | <ul style="list-style-type: none">• |

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	1/31/2023
Tenant Member	VACANT		

Department of Cable and Consumer Services

Rebecca L. Makely, Director
Cable and Consumer Services
703-324-5947
rebecca.makely@fairfaxcounty.gov

Susan C. Jones, Manager
Consumer Affairs Branch
703-324-5877
susan.jones@fairfaxcounty.gov

TLC Statistics



CONSUMER AFFAIRS BRANCH
Tenant-Landlord - Case Summary
3/1/2023 Through 3/31/2023

	Current Month	Fiscal YR to Date	Prior FYTD
Case Inquiries	118	514	0
Complaints Resolved	26	108	
Covered by VRLTA	20	80	
Not Covered by VRLTA	6	28	

Complaint Allegations	Current Month	Fiscal YR to Date	Prior FYTD
Alleged lack of Maintenance/Essential service(s) or Code Violation(s)	9	40	0
Alleged Failure to Comply with the Lease Agreement	1	2	0
Alleged Unfair Rental Rules	0	5	0
Alleged desire to Terminate Lease	7	16	0
Alleged Unlawful Eviction	1	2	0
Alleged Security Deposit Dispute	3	14	0
Failure to Return Rental Application Fee	1	1	0
Other Landlord-Tenant Problems	1	8	0
Alleged Improper Charges or Fees	2	10	0
Alleged Abuse of Entry	0	0	0
Alleged Failure to Provide Proper Notice	0	0	0

Community Outreach

Outreach Event Calendar April 2023

DATE	EVENT	LOCATION	# of Guests	Event Time	Staff
4/1/2023	Northern Virginia Housing Expo	Dominion High School 21326 Augusta Drive Sterling, VA	200	10:00 a.m. - 3:00 p.m.	MP LY
4/11/2023	Spring Off-Campus Housing Fair	George Mason University 450 Rivanna River Way Fairfax, VA		11:00 a.m. - 3:00 p.m.	MP LY
4/11/2023	Scam Presentation	ExxonMobile Potomic Annuitants Club 12130 Sunset Hills Road Reston, VA		12:00 p.m. - 1:00 p.m.	PB
4/17/2023	Consumer Knowledge	West Potomac High School 6500 Quander Road Alexandria, VA		8:00 a.m. - 4:00 p.m.	MP CH
4/18/2023	Consumer Knowledge	West Potomac High School 6500 Quander Road Alexandria, VA		8:00 a.m. - 4:00 p.m.	MP LY
4/20/2023	Consumer Connection Senior Medicare Patrol	Fairfax County Consumer Affairs Facebook		11:00 a.m. - 11:15 a.m.	SCJ
4/25/2023	Consumer Knowledge	Lake Braddock Secondary School 9500 Burke Lake Road Burke, VA		1:45 p.m. - 2:45 p.m.	MP

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 Affairs Day. National Consumer Protection Week (March 9, 2023)

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/consumer-affairs-day-2023>

Consumer Connection: Senior Medicare Patrol (April 20, 2023)

Information Items

Millennial Money: Is being a landlord worth it? ([more](#))

What to Consider Before Buying a Rental Property ([more](#))

Emergency Rental Assistance: Supporting Rental Families, Driving Lasting Reform ([more](#))