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TANYA JOHNSON, ALICIA HOLLEY, MARIDALIA  
SANCHEZ, JASHIRA CARABALLO, MARGARITA  
SALDANA, GENICE PENZELLNA, HORTENSIA DIAZ,  
ANA DUNKER, JENELL CANNON, MIRTA AYALA,  
AMAURI GARCIA, WENDY ALVAREZ, LOADYS FELIZ  
JIMENEZ, DAITIMA CHANDLER,

**ORDER TO SHOW CAUSE**

Index No.

Petitioners,

-against-

RYER REALTY HOLDINGS 2108 LLC,  
ALEXANDER HOFFMAN, ISAAC GUTMAN

Respondents,

-and-

THE DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT OF THE  
CITY OF NEW YORK,

Respondent.

2019 APR 10 A 11:09  
CLERK OF COURTS

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Upon the annexed verified petition, the exhibits attached thereto, and Petitioners' requests for inspection, and good cause having been shown, it is:

**ORDERED** that Respondents or their attorneys are to appear before this Court and show cause before me or one of the Judges of this Court, Housing Part H, Room 560, at the court house located at 1118 Grand Concourse, Bronx, New York, on May 8, 2019, at 9:30 a.m. or as soon thereafter as counsel can be heard, why an order should not be entered:

- a) directing Respondents to correct the conditions constituting violations in the annexed verified petition, including those violations listed in Exhibit A, within the time set for

certifying the correction of such violation(s) pursuant to Section 27-2115(c) of the Administrative Code of the City of New York;

- b) imposing civil penalties on Respondents pursuant to Section 27-2115(a) of the Administrative Code of the City of New York for all violations of the Housing Maintenance Code for which Respondents received notices of violation from HPD and for which the time for correction has already expired;
- c) requiring Respondents to correct any new violations that arise during the pendency of the proceeding;
- d) finding that Respondents harassed Petitioners in violation of Section 27-2005(d) of the Administrative Code of the City of New York and imposing the appropriate penalty pursuant to Section 27-2115 (m);
- e) restraining Respondents from engaging in acts or omissions which constitute harassment under Section 27-2004 of the Administrative Code of the City of New York;
- f) awarding to each Petitioner, pursuant to Section 27-2115(o) of the Administrative Code of the City of New York, compensatory damages or \$1,000, reasonable attorneys' fees and costs, and punitive damages; and,
- g) granting Petitioners such other and further relief as this Court deems just and proper.

It is further **ORDERED** that answering affidavits, if any, must be served at least two days before the return date for this motion; and

**ORDERED** that service of a copy of this order, together with the papers upon which it was granted, upon Respondents RYER REALTY HOLDINGS LLC, ALEXANDER HOFFMAN, and ISAAC GUTMAN, each by certified mail return receipt requested to 362 East Kennedy Blvd, Lakewood, NJ 08701, and ISAAC GUTMAN, by certified mail return receipt requested to 2990 Jerome Ave., Bronx, NY 10438, on or before the 15<sup>th</sup> day of April 2019, be deemed good and sufficient service, and upon Respondent THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT OF THE CITY OF

NEW YORK by personal service to the Housing Litigation Bureau, 100 Gold Street, New York, New York 10038, on or before the 15<sup>th</sup> day of April, 2019, be deemed good and sufficient service.

Dated: April 12, 2019  
Bronx, New York



Housing Court Judge

HOWARD J. SMITH  
JUDGE, HOUSING COURT

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF THE BRONX: HOUSING PART H

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TANYA JOHNSON, ALICIA HOLLEY, MARIDALIA  
SANCHEZ, JASHIRA CARABALLO, MARGARITA  
SALDANA, GENICE PENZELLNA, HORTENSIA DIAZ,  
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AMAURI GARCIA, WENDY ALVAREZ, LOADYS FELIZ  
JIMENEZ, DAITIMA CHANDLER,

**VERIFIED PETITION**

Index No.

Petitioners,

-against-

RYER REALTY HOLDINGS 2108 LLC,  
ALEXANDER HOFFMAN, ISAAC GUTMAN

Respondents,

-and-

THE DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT OF THE  
CITY OF NEW YORK,

Respondent.

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Petitioners-tenants, by their attorneys THE LEGAL AID SOCIETY, respectfully allege the following:

**PRELIMINARY STATEMENT**

1. Petitioners seek an order to correct and imposition of civil penalties for Respondents' failure to maintain housing quality standards and correct violations affecting the life, health and safety of Petitioners within the subject premises. As of March 27, 2019, the subject building contained 107 outstanding violations of the Housing Maintenance Code ("HMC"), of which 17 are 'C' violations.

2. Petitioners further seek an order which enjoins Respondents from harassing tenants and imposes penalties for Respondents' illegal conduct thus far. The owner has chronically neglected serious conditions in the building, in order to force tenants to leave their homes.

### **THE SUBJECT BUILDING AND PARTIES**

3. The subject premises are located at 2108 Ryer Avenue, Bronx, New York, 10457.
4. The individual Petitioners set forth herein are tenants or lawful occupants entitled to enforce the Housing Maintenance Code under law.
5. The term "resides" as used herein shall include, without limitation, those who reside by tenancy, co-tenancy, sublease, and/or license of the tenant.
6. Petitioner TANYA JOHNSON resides in apartment #E3 of the subject building.
7. Petitioner ALICIA HOLLEY resides in apartment #E1 of the subject building.
8. Petitioner MARIDALIA SANCHEZ resides in apartment #E5 of the subject building.
9. Petitioner JASHIRA CARABALLO resides in apartment #D1 of the subject building.
10. Petitioner MARGARITA SALDANA resides in apartment #D3 of the subject building.
11. Petitioner GENICE PENZELLNA resides in apartment #C1 of the subject building.
12. Petitioner HORTENSIA DIAZ resides in apartment #C2 of the subject building.
13. Petitioner ANA DUNKER resides in apartment #C6 of the subject building.
14. Petitioner JENELL CANNON resides in apartment #B1 of the subject building.
15. Petitioner MIRTA AYALA resides in apartment #A4 of the subject building.
16. Petitioner AMAURI GARCIA resides in apartment #G2 of the subject building.
17. Petitioner WENDY ALVAREZ resides in apartment #G1 of the subject building.

18. Petitioner LOADYS FELIZ JIMENEZ resides in apartment #D2 of the subject building.
19. Petitioner DAITIMA CHANDLER resides in apartment #C5 of the subject building.
20. Respondent RYER REALTY HOLDINGS 2108 LLC is an owner of the subject premises as defined in Housing Maintenance Code § 27-2004(45). According to the "Property Owner Registration Information" available on the website of the New York City Department of Housing Preservation and Development, Respondent RYER REALTY HOLDINGS 2108 LLC is the owner of the subject premises and is located at 362 East Kennedy Blvd, Lakewood, NJ 08701. See, Exhibit A – HPD Building Registration Summary Report and Violation Report.
21. Respondent ALEXANDER HOFFMAN is an owner of the subject premises as defined in Housing Maintenance Code § 27-2004(45). According to the "Property Owner Registration Information" available on the website of the New York City Department of Housing Preservation and Development, Respondent ALEXANDER HOFFMAN is a Head Officer, Managing Agent and Partner/Member. He is located at 362 East Kennedy Blvd, Lakewood, NJ 08701. See, Exhibit A – HPD Building Registration Summary Report and Violation Report.
22. Respondent ISAAC GUTMAN is an owner of the subject premises as defined in Housing Maintenance Code § 27-2004(45). According to the "Property Owner Registration Information" available on the website of the New York City Department of Housing Preservation and Development, Respondent ISAAC GUTMAN is an Officer and Partner/Member. He is located at 362 East Kennedy Blvd, Lakewood, NJ 08701, and 2990 Jerome Ave., Bronx, NY 10338. See, Exhibit A – HPD Building Registration Summary Report and Violation Report.

### **STATUTORY AND REGULATORY FRAMEWORK**

23. The Housing Part has jurisdiction to enforce housing standards, including but not limited to the Housing Maintenance Code, Multiple Dwelling Law, Building Code and Health

Code, pursuant to New York City Civil Court Act § 110(a).

24. An owner of a multiple dwelling must fully comply with the Housing Maintenance Code and has a duty to keep the premises in good repair. See N.Y.C. Admin. Code § 27-2005.
25. Tenants may complain about the repair issues and seek an Order to Correct and civil penalties, or HPD may issue a notice of violation and seek civil penalties. See N.Y.C. Admin. Code §§ 27-2115(b), (h).
26. If a violation exists, the owner is required to correct the conditions and file a certification of compliance that the violation has been corrected prior to the certification date provided in the notice of violation. See N.Y.C. Admin. Code § 27-2115(h).
27. Indeed, “[f]ailure to file such certification of compliance shall establish a prima facie case that such violation has not been corrected.” See N.Y.C. Admin. Code § 27-2115(f)(7).
28. For any non-hazardous conditions complained of by the tenants, the Court may issue an Order to Correct if tenants have complained of a condition existing in the subject building or apartments and no violation has been placed after thirty (30) days. See N.Y.C. Admin. Code § 27-2115(h).
29. For any hazardous conditions, the Court may issue an Order to Correct without regard to whether thirty days has passed since the tenants first complained about the condition. See N.Y.C. Admin. Code § 27-2115(i).
30. A tenant or group of tenants may also seek to obtain civil penalties against a landlord who was already notified of violations of housing standards and has not certified that the repairs have been made. See N.Y.C. Admin. Code § 27-2115(h).
31. Any owner who violates the housing standards set forth in the New York City Administrative Code and relevant regulations “shall be subject to civil penalties of not less than ten dollars nor more than fifty dollars for each non-hazardous violation, not less than twenty-five dollars nor more than one hundred and ten dollars per day for each hazardous violation . . . and, in addition, one hundred twenty-five dollars per day for each immediately hazardous violation . . . from the date set for correction in the notice of

- violation until the violation is corrected.” See N.Y.C. Admin. Code § 27-2115(a).
32. However for violations involving the landlord’s failure to maintain hot water, heat, or gas, the civil penalties are “not less than two hundred fifty nor more than five hundred dollars per day for each violation from and including the date the notice is affixed until the date the violation is corrected and not less than five hundred nor more than one thousand dollars per day for each subsequent violation.” See N.Y.C. Admin. Code § 27-2115(k)(1)(i).
  33. The Housing Maintenance Code also bars landlords from harassing lawful occupants of their buildings. See N.Y.C. Admin. Code § 27-2005 (d).
  34. Harassment consists of any act or omission which (a) causes or is intended to cause an occupant to vacate the unit or surrender or waive rights associated with their occupancy, and (b) falls within one of the categories enumerated in N.Y.C. Admin. Code § 27-2004(a)(48), including but not limited to threats of force, multiple or extended interruptions of essential services, failure to timely correct conditions specified in a vacate order, commencement of multiple baseless court proceedings, removal of possessions, removal of the front door or lock to the unit, changing the lock without supplying a new key, certain buyout offers, certain abusive contact, or “other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace or quiet...” N.Y.C. Admin. Code § 27-2004(a)(48).
  35. Each of the acts listed in N.Y.C. Admin. Code § 27-2004(a)(48) creates a rebuttable presumption that such act was intended to cause an occupant to vacate the unit or surrender or waive rights associated with their occupancy. Id.
  36. A finding of harassment requires placement of a class ‘C’ immediately hazardous violation effective for the period during which the complained-of conduct occurred, and warrants imposition of the resulting penalties. See N.Y.C. Admin. Code § 27-2115(m).
  37. Upon a finding of harassment, the Court will impose a civil penalty of at least \$2,000 but not more than \$10,000 for each affected dwelling unit. Id.



38. The Court will also award to each Petitioner compensatory damages or, at the election of the Petitioner, \$1,000, as well as reasonable attorneys' fees and costs. The Court may also award punitive damages. See N.Y.C. Admin. Code § 27-2115(o).
39. The Court may also issue an order restraining the landlord from further conduct which constitutes harassment and/or directing the landlord to ensure that no further harassment takes place. See N.Y.C. Admin. Code § 27-2115(m).

### **VIOLATIONS**

40. There are conditions in Petitioners' apartments and in the public areas of the buildings that, upon information and belief, are dangerous to the health and safety of the tenants and which constitute violations of the Housing Maintenance Code and other laws that regulate housing standards.
41. The HPD Violation Report dated March 27, 2019 lists 107 violations and is hereby incorporated into the Petition. See, Exhibit A – HPD Building Registration Summary Report and Violation Report dated March 27, 2019.
42. Upon information and belief, notice of each open violation was sent to the Respondents or to their predecessors in interest as provided in Section 27-2115(b) of the Administrative Code of the City of New York.

#### **Building-Wide Violations**

43. In addition to the existing violations in Exhibit A, there are building-wide conditions constituting violations including:

#### **General**

- Lack of Janitorial services- dirty/unsanitary common areas
- Debris left in hallway
- Mailboxes Defective
- Front entrance door does not close properly

- Re-painting needed throughout common areas
- Smoke detectors in public halls defective
- Scrape and paint fire escape front of building
- Cracked floor on “A” floor public hall
- Stair chipped on stairway from “A” to “B” floors
- Window frame degraded on window in stairway from “A” to “B” floors
- Rat infestation in back courtyard
- Insufficient heat
- Insufficient hot water

#### 6<sup>th</sup> Floor

- Leak at ceiling of 6<sup>th</sup> floor public hall
- Damaged plaster and re-paint needed for 6<sup>th</sup> Floor ceiling

#### 5<sup>th</sup> floor (“E” floor)

- 5<sup>th</sup> floor public hall- floor tiles cracked
- Leak/plaster damage at public hall ceiling of 5<sup>th</sup> floor
- Paint ceiling of public hall 5<sup>th</sup> story

#### 4<sup>th</sup> Floor (“D” floor)

- 4<sup>th</sup> floor public hall- floor tiles cracked
- 4<sup>th</sup> floor ceiling- plaster damage/leak
- Repainting needed 4<sup>th</sup> floor public stairway

#### 3<sup>rd</sup> Floor (“C” floor)

- Plaster damage at ceiling in public hall, re-paint needed

#### 2<sup>nd</sup> Floor (“B” floor)

- 2<sup>nd</sup> floor re-paint needed in public hall

### Cement area behind building

- Cement cracked and degraded
- Household debris left in back courtyard

### Cement area in passage to back of building

- Holes between cement walkway and walls, cement degraded

### **Individual Apartment Violations**

44. In addition to the existing violations in Exhibit A, there are also individual apartment conditions constituting violations as follows.

#### **Tanya Johnson**

45. Petitioner Tanya Johnson resides in Apartment E3.

46. The following conditions constituting violations exist in her individual apartment:

- (1) Entrance door not self-closing
- (2) No working Smoke / CO detectors
- (3) Floor tiles in foyer defective
- (4) Kitchen- stove is roach infested / defective
- (5) Electrical outlet in kitchen defective
- (6) Kitchen walls- plaster cracked
- (7) Kitchen- heat pipe paint peeling
- (8) Holes at end of heat pipe
- (9) Living room- mold/mildew at window frame / sill
- (10) Living room walls- plaster cracked
- (11) Bedroom #1- mold on walls

- (12) Bedroom #2- mold on walls
- (13) Bathroom- mold/mildew on walls
- (14) Bathroom window does not stay open
- (15) Bathroom window frame- plaster defective
- (16) Bathroom grout / caulking defective
- (17) Bathroom sink cabinet loose from wall
- (18) Bathroom sink faucet loose
- (19) Bathroom sink drain clogged
- (20) Bathtub needs re-glaze
- (21) Bathroom tiles missing from wall
- (22) Bathroom towel rod detached
- (23) Bathroom heat pipe- paint peeling
- (24) Closet- cracks in plaster
- (25) Mice infestation throughout

**Alicia Holley**

47. Petitioner Alicia Holley resides in Apartment E1.
48. The following conditions constituting violations exist in her apartment:
  - (1) Re-paint is needed throughout
  - (2) Window sashes defective throughout entire apartment
  - (3) Hot water insufficient to fixtures
  - (4) Apartment front door lock is defective
  - (5) Kitchen- floor tiles defective

- (6) Kitchen- heating pipe needs to be re-painted
- (7) Kitchen- unsafe wiring condition
- (8) Kitchen- sink leaks form drain
- (9) Kitchen- sink cabinet damaged
- (10) Kitchen sink cabinet- vermin holes
- (11) Bedroom- window balances defective
- (12) Bedroom- fire escape window sash defective
- (13) Bathroom- toilet is loose at base
- (14) Bathtub needs re-glaze
- (15) Bathroom- plaster is cracked
- (16) Bathroom sink leaks from drain
- (17) Mice infestation throughout

**Maridalia Sanchez**

49. Petitioner Maridalia Sanchez resides in Apartment E5.
50. The following conditions constituting violations exist in her apartment:
  - (1) Kitchen- sink drain leaks
  - (2) Kitchen- sink cabinet damaged
  - (3) Kitchen- windows do not close properly
  - (4) Living room- windows do not open/close properly
  - (5) Bedroom- windows do not open/close properly

- (6) Bedroom- walls cracked / plaster defective
- (7) Hallway- leak in ceiling
- (8) Hallway- walls cracked / plaster defective
- (9) Bathroom- sink defective
- (10) Bathroom- vanity cabinet damaged
- (11) Holes at heating pipes
- (12) Mice infestation throughout

**Jashira Caraballo**

51. Petitioner Jashira Caraballo resides in Apartment D1.
52. The following conditions constituting violations exist in her apartment:
  - (1) Entrance door frame- holes created by vermin
  - (2) Large gap under front door
  - (3) Cement saddle at front door is defective
  - (4) No working Smoke / CO detectors
  - (5) Mold at west wall of apartment
  - (6) Kitchen- upper cabinet has leak in wall behind it
  - (7) Kitchen- lower cabinet has mold behind it
  - (8) Kitchen ceiling- leak above cabinets
  - (9) Kitchen floor not level
  - (10) Kitchen window does not fit frame
  - (11) Kitchen window frame has mold/mildew

- (12) Kitchen- electrical outlet defective
- (13) Living room- electrical outlet defective
- (14) Living room floor not level
- (15) Living room floor tiles damaged
- (16) Living room walls- plaster damaged / re-paint needed
- (17) Living room window frame has mold / mildew
- (18) Living room- holes in floor near radiator
- (19) Bedroom #1- Window frame water damage
- (20) Bedroom #1- heating pipe- escutcheon plates missing
- (21) Bedroom #1- electrical outlet defective
- (22) Bedroom #2- fire escape window does not stay open
- (23) Bedroom #2- window balances defective
- (24) Hallway- walls- plaster defective
- (25) Hallway door frames- paint chipping
- (26) Bathroom floor not level
- (27) Bathroom mold around walls / ceiling
- (28) Bathroom grout defective
- (29) Bathroom- water leaks from drain stopper
- (30) Bathroom- sink vanity cabinet is loose
- (31) Bathroom toilet constantly runs
- (32) Bathroom leak from sink faucet to cabinet
- (33) Bathroom ceiling plaster / paint needed

- (34) Closet- doors do not close
- (35) Mice infestation throughout
- (36) Cockroach infestation throughout
- (37) Rat infestation

**Margarita Saldana**

- 53. Petitioner Margarita Saldana resides in Apartment D3.
- 54. The following conditions constituting violations exist in her apartment:
  - (1) Re-painting needed throughout
  - (2) Holes throughout where vermin come from
  - (3) Lack of sufficient heat
  - (4) Mailbox defective
  - (5) Kitchen- electrical outlets defective
  - (6) Kitchen- re-painting needed
  - (7) Living room- radiator valve needs replacement
  - (8) Bedroom- wood floors defective
  - (9) Bedroom- windows get stuck
  - (10) Bathroom- mold on walls
  - (11) Bathtub needs to be re-glazed
  - (12) Bathroom- re-paint needed
  - (13) Closet- holes where vermin come from



- (14) Mice infestation throughout

**Genice Penzellna**

55. Petitioner Genice Penzellna resides in Apartment C1.
56. The following conditions constituting violations exist in her apartment:
  - (1) Insufficient heat
  - (2) Insufficient hot water
  - (3) Bathroom- source of mold at ceiling / walls because mold was recently painted over
  - (4) Bedroom- ceiling- plaster damaged
  - (5) Bedroom floor not level
  - (6) Living room- window does not close properly

**Hortensia Diaz**

57. Petitioner Hortensia Diaz resides in Apartment C2.
58. The following conditions constituting violations exist in her apartment:
  - (1) Fire escape window does not close properly
  - (2) Kitchen- stove pilot / burners do not light
  - (3) Kitchen- ceiling leak
  - (4) Kitchen- mold at ceiling / walls
  - (5) Cabinets do not close properly

- (6) Living room- leak near radiator
- (7) Living room- holes where vermin come from
- (8) Bedroom- holes where vermin come from
- (9) Mice infestation throughout

**Ana Dunker**

59. Petitioner Ana Dunker resides in Apartment C6.

60. The following conditions constituting violations exist in her apartment:

- (1) Kitchen- floor damaged near sink
- (2) Bedroom- mold on walls
- (3) Bathroom- windows do not stay up
- (4) Bathroom- mold on walls
- (5) Bathroom- leak from sink faucet
- (6) Bathtub- needs to be re-glazed
- (7) Closet- mold on walls
- (8) Mice infestation throughout

**Jenell Cannon**

61. Petitioner Jenell Cannon resides in Apartment B1.

62. The following conditions constituting violations exist in her apartment:

- (1) Re-painting needed throughout
- (2) Entrance door knob defective

- (3) Holes near heating pipes
- (4) Kitchen- leak at kitchen ceiling
- (5) Kitchen- mold at ceiling
- (6) Kitchen- leak inside walls
- (7) Kitchen- cabinets defective from leaks
- (8) Kitchen- sink leaks from drain
- (9) Kitchen- sink cabinet defective
- (10) Kitchen- sink faucet leaks
- (11) Living room- re-painting needed
- (12) Living room- windows do not open / close properly
- (13) Living room- light fixture defective
- (14) Bedroom- windows do not close properly
- (15) Bedroom- floor defective
- (16) Bedroom- radiator valve defective / leaks
- (17) Hallway- floor is not level
- (18) Hallway- wood floor is defective
- (19) Bathroom- ceiling has holes / cracks
- (20) Bathtub- leak from faucet
- (21) Bathtub re-glaze needed
- (22) Bathroom entrance- saddle cracked

- (23) Bathroom- mold at ceiling
- (24) Bathroom window does not close properly
- (25) Closet- has leaks from ceiling / walls
- (26) Closet- plaster cracked
- (27) Mice infestation
- (28) Cockroach infestation

**Mirta Ayala**

63. Petitioner Mirta Ayala resides in Apartment A4.

64. The following conditions constituting violations exist in her apartment:

- (1) Living room- windows do not open / close properly
- (2) Bedroom- windows do not open / close properly
- (3) Bathroom- leak in bathroom ceiling
- (4) Bathroom- plaster cracked / damaged at ceiling
- (5) Bathtub needs to be re-glazed
- (6) Closet- leak in closet ceiling
- (7) Closet- plaster cracked / damaged at ceiling
- (8) Cockroach infestation

**Amauri Garcia**

65. Petitioner Amauri Garcia resides in Apartment G2.

66. The following conditions constituting violations exist in his apartment:

- (1) Apartment entrance door has large gap under it
- (2) Entrance door frame defective
- (3) Kitchen- hole where pipe enters wall
- (4) Bedroom- hole where pipe enters wall
- (5) Bedroom- walls- plaster cracked / defective
- (6) Bedroom- ceiling- plaster cracked / defective
- (7) Hallway- floor tiles defective
- (8) Hallway- leak from hall ceiling
- (9) Bathroom- hole where pipe enters ceiling
- (10) Bathroom- holes near toilet plumbing
- (11) Bathtub needs to be re-glazed
- (12) Bathtub- faucet leaks
- (13) Bathroom- paint chipping at window frame
- (14) Mice infestation throughout

**Wendy Alvarez**

67. Petitioner Wendy Alvarez resides in Apartment G1.

68. The following conditions constituting violations exist in her apartment:

- (1) Windows throughout do not open / close properly, balances defective
- (2) Apartment entrance door rusted / defective
- (3) Apartment entrance door has large gaps between door and frame

- (4) Apartment entrance door not self-closing
- (5) No working Smoke / CO detectors
- (6) Kitchen- floor damaged from leak in sink
- (7) Kitchen- holes near pipe in ceiling
- (8) Living room- leak from ceiling
- (9) Living room- mold at ceiling
- (10) Bedroom- leak from ceiling
- (11) Bedroom- damaged ceiling plaster
- (12) Bathroom- ceramic tiles defective
- (13) Bathtub needs to be re-glazed.
- (14) Mice infestation
- (15) Cockroach infestation

**Loadys Feliz Jimenez**

69. Petitioner Loadys Feliz Jimenez resides in Apartment D2.

70. The following conditions constituting violations exist in her apartment:

- (1) Mice infestation
- (2) Kitchen- hole where heating pipe meets ceiling
- (3) Kitchen- ceiling plaster defective
- (4) Kitchen- leak from sink drain
- (5) Kitchen- sink faucet handle missing

- (6) Bedroom- leak at ceiling
- (7) Bedroom- ceiling plaster damage
- (8) Bathroom- window does not close properly
- (9) Bathtub faucet leak
- (10) Bathroom- walls- plaster damage
- (11) Bathroom- ceiling- plaster damage from leak

**Daitima Chandler**

71. Petitioner Daitima Chandler resides in Apartment C5.
72. The following conditions constituting violations exist in her apartment:
  - (1) Kitchen- leak in wall behind cabinets
  - (2) Kitchen- plaster damage to kitchen wall
  - (3) Closet- water stain at ceiling
  - (4) Electrical outlet panel- plaster damage
  - (5) Mice infestation
  - (6) Insufficient heat
  - (7) Insufficient hot water

**NO PRIOR APPLICATION**

73. No prior application has been made for the relief sought in this petition.

### **FIRST CLAIM FOR RELIEF—ORDER TO CORRECT**

74. Petitioners re-allege the allegations set forth in the paragraphs above.
75. Petitioners seek an Order to Correct, directing Respondents to correct conditions constituting violations cited herein and as documented by HPD in Exhibit A within the timeframe provided by law.

### **SECOND CLAIM FOR RELIEF—CIVIL PENALTIES**

76. Petitioners re-allege the allegations set forth in the paragraphs above.
77. Upon information and belief, HPD has found violations in the subject premises and issued notices of violations setting a date for completion of repairs as set forth in Exhibit A, incorporated herein.
78. Petitioners seek the imposition of civil penalties pursuant to Sections 27-2115(h),(i) of the N.Y.C. Administrative Code for Respondents' failure to remedy the HPD violations within the time set forth by law.

### **THIRD CLAIM FOR RELIEF – HARASSMENT**

79. Petitioners re-allege the allegations set forth in the paragraphs above.
80. Respondents' repeated refusal to timely and effectively remedy serious conditions in Petitioners' apartments including, but not limited to, leaks which result in collapsed ceilings, and mold, defective windows which result in exposure to severe cold, and unsanitary infestations of rodents, "substantially interfere with or disturb the comfort, repose, peace or quiet..." of Petitioners. N.Y.C. Admin. Code § 27-2004(a)(48).
81. Respondents have engaged in a pattern of neglect intended to cause Petitioners to vacate



their apartments.

82. Respondents have thus harassed Petitioners in violation of §27-2005(d) of the New York City Administrative Code.
83. Petitioners seek an order enjoining Respondents from all conduct which constitutes harassment pursuant to §27-2004(a)(48) of the New York City Administrative Code.
84. Petitioners further seek penalties, compensatory damages or \$1,000 for each act of harassment, reasonable attorneys' fees and costs, and punitive damages pursuant to Section 27-2115 (m) and (o) of the Administrative Code of the City of New York.

**WHEREFORE**, Petitioners respectfully request that this Court issue an Order and Judgment:

- (a) directing Respondents to correct the conditions constituting violations in the annexed verified petition, including those violations listed in Exhibit A, within the time set for certifying the correction of such violation(s) pursuant to Section 27-2115(c) of the Administrative Code of the City of New York;
- (b) imposing civil penalties on Respondents pursuant to Section 27-2115(a) of the Administrative Code of the City of New York for all violations of the Housing Maintenance Code for which Respondents received notices of violation from HPD and for which the time for correction has already expired;
- (c) requiring Respondents to correct any new violations that arise during the pendency of the proceeding;
- (d) finding that Respondents harassed Petitioners in violation of Section 27-2005(d) of the Administrative Code of the City of New York;
- (e) restraining Respondents from engaging in acts or permitting omissions which constitute harassment under Section 27-2004 of the Administrative Code of the City of New York;

(f) awarding to each Petitioner, pursuant to Section 27-2115 of the Administrative Code of the City of New York, compensatory damages or \$1000, reasonable attorneys' fees and costs, and punitive damages; and,

(g) granting Petitioners such other and further relief as this Court deems just and proper.

Dated:           Bronx, New York  
                  March 27, 2019



Russell Crane, Of Counsel  
Tel: (646) 340-1929  
[rccrane@legal-aid.org](mailto:rccrane@legal-aid.org)

Janet E. Sabel, Attorney-in-Chief  
Marshall Green, Attorney-in-Charge  
THE LEGAL AID SOCIETY  
Bronx Neighborhood Office  
260 East 161<sup>st</sup> Street, 8th Floor  
Bronx, New York 10451  
*Attorney for Petitioners*

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

TANYA JOHNSON, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 24, 2019

  
TANYA JOHNSON

Sworn to before me this  
28<sup>th</sup> day of March 2019

  
Notary Public

RUSSELL CRANE  
Notary Public, State of New York  
No. 09040210572  
Qualified in Westchester County  
Commission Expires March 29, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

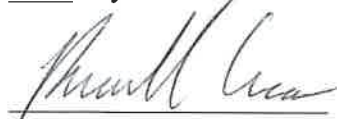
ALICIA HOLLEY, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 24, 2019

  
ALICIA HOLLEY

Sworn to before me this  
24<sup>th</sup> day of March 2019

  
Notary Public

RUSSELL CHANG  
Notary Public, State of New York  
No. 02043213572  
Qualified in Westchester County  
Commission Expires March 29, 2027

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

MARIDALIA SANCHEZ, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019

  
MARIDALIA SANCHEZ

Sworn to before me this  
28<sup>th</sup> day of March 2019

  
Notary Public

RUSSELL CRANE  
Notary Public, State of New York  
No. 98070/18572  
Qualified in Westchester County  
Commission Expires March 29, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )


JASHIRA CARABALLO, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019

  
\_\_\_\_\_  
JASHIRA CARABALLO

Sworn to before me this  
28<sup>th</sup> day of March 2019

  
\_\_\_\_\_  
Notary Public

RUSSELL GRINE  
Notary Public, State of New York  
No. 02090410572  
Qualified in Westchester County  
Commission Expires March 20, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

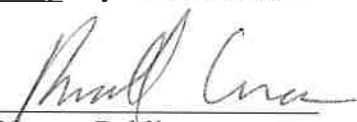
MARGARITA SALDANA, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 26, 2019

  
MARGARITA SALDANA

Sworn to before me this  
26<sup>th</sup> day of March 2019

  
Notary Public

SHUCO, Inc.  
Notary Public, State of New York  
No. 0268000572  
Qualified in Westchester County  
Commission Expires March 26, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

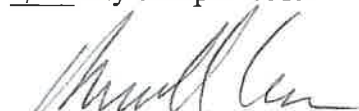
GENICE PENZELLNA being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
April 4<sup>th</sup>, 2019

  
GENICE PENZELLNA

Sworn to before me this  
4<sup>th</sup> day of April 2019

  
Notary Public

\* RUTH B. CHAVE  
Notary Public, State of New York  
No. 02020219572  
Qualified in Westchester County  
Commission Expires March 29, 2022



**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

HORTENSIA DIAZ being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019

  
\_\_\_\_\_  
HORTENSIA DIAZ

Sworn to before me this  
28<sup>th</sup> day of March 2019

  
\_\_\_\_\_  
Notary Public

RICHIE L. CHANE  
Notary Public, State of New York  
No. 0005016572  
Qualified in Westchester County  
Commission Expires March 28, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
                                  ) ss:  
COUNTY OF BRONX    )

ANA DUNKER being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019

  
\_\_\_\_\_  
ANA DUNKER

Sworn to before me this  
28<sup>th</sup> day of March 2019

  
\_\_\_\_\_  
Notary Public

RICARDO J. ...  
Notary Public, State of New York  
No. 0009610872  
Qualified in Westchester County  
Commission Expires March 28, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

JENELL CANNON being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019

  
\_\_\_\_\_  
JENELL CANNON

Sworn to before me this  
28<sup>th</sup> day of March 2019

  
\_\_\_\_\_  
Notary Public

• EUGENIE  
Notary Public  
No. 02010001597  
Qualified in Westchester County  
Commission Expires March 20, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

MIRTA AYALA being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019

*Mirta Ayala*  
\_\_\_\_\_  
MIRTA AYALA

Sworn to before me this  
28<sup>th</sup> day of March 2019

*Russell Crane*  
\_\_\_\_\_  
Notary Public

RUSSELL CRANE  
Notary Public, State of New York  
No. 00060249572  
Qualified in Westchester County  
Commission Expires March 29, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

AMAURI GARCIA being duly sworn deposes and says:


I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 28, 2019



AMAURI GARCIA

Sworn to before me this  
28<sup>th</sup> day of March 2019



Notary Public

SUSAN L. ORANGE  
Notary Public, State of New York  
No. 60242210872  
Qualified in Westchester County  
Commission Expires March 28, 2022

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

WENDY ALVAREZ, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
March 27, 2019

  
WENDY ALVAREZ

Sworn to before me this  
27<sup>th</sup> day of March 2019

  
Notary Public

Notary Public  
No. 0507218572  
Qualified in Westchester County  
Commission Expires March 24, 2027

**VERIFICATION**

STATE OF NEW YORK    )  
  ) ss:  
COUNTY OF BRONX    )

LOADYS FELIZ JIMENEZ, being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
April 2, 2019

  
\_\_\_\_\_  
LOADYS FELIZ JIMENEZ

Sworn to before me this  
2<sup>nd</sup> day of April 2019

  
\_\_\_\_\_  
Notary Public

PHOENIX  
Notary Public, State of New York  
No. 00057210572  
Qualified in Westchester County  
Commission Expires March 29, 2027

**VERIFICATION**

STATE OF NEW YORK    )  
                                  ) ss:  
COUNTY OF BRONX    )


DAITIMA CHANDLER being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Dated: Bronx, New York  
      April 3, 2019

  
\_\_\_\_\_  
DAITIMA CHANDLER

Sworn to before me this  
3<sup>rd</sup> day of April 2019

  
\_\_\_\_\_  
Notary Public

WILLIAM C. CULANE  
Notary Public, State of New York  
No. 02085213572  
Qualified in Westchester County  
Commission Expires March 29, 2022



CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF THE BRONX: HOUSING PART H

----- x  
TANYA JOHNSON, ALICIA HOLLEY, MARIDALIA  
SANCHEZ, JASHIRA CARABALLO, MARGARITA  
SALDANA, GENICE PENZELLNA, HORTENSIA DIAZ,  
ANA DUNKER, JENELL CANNON, MIRTA AYALA,  
AMAURI GARCIA, WENDY ALVAREZ, LOADYS FELIZ  
JIMENEZ, DAITIMA CHANDLER,

**AFFIRMATION OF  
TRANSLATION**

Index No.

Petitioners,

-against-

RYER REALTY HOLDINGS 2108 LLC,  
ALEXANDER HOFFMAN, ISAAC GUTMAN

Respondents,

-and-

THE DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT OF THE  
CITY OF NEW YORK,

Respondent.

----- x

**Russell Crane**, hereby affirms:

1. I am one of the attorneys for Petitioner-tenants Tanya Johnson, et al. herein.
2. I speak English and Spanish fluently.
3. On March 27, 2019, I verbally translated the Verified Petition and Verification in the above captioned case from English into Spanish for Petitioner Wendy Alvarez. On March 28, 2019, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners Ana Dunker, Amauri Garcia and Mirta Ayala.
4. The above Petitioners referenced in paragraphs three all primarily Spanish speakers.

5. Before signing the Verification, Petitioners each agreed the contents within the aforesaid documents were true as to matters in which he or she had personal knowledge, and as to matters he or she knew upon information and belief, he or she believed those matters to be true.

A handwritten signature in cursive script, appearing to read "Russell Crane", written over a horizontal line.

By: Russell Crane, of Counsel  
Janet Sabel, Attorney-in-Chief  
Civil Practice  
Marshall Green, Attorney-In-Charge  
The Legal Aid Society  
Attorney for Petitioners-Tenants  
260 East 161st St., 8th Floor  
Bronx, New York 10451  
(646) 340-1929

Dated: April 9, 2019  
Bronx, New York

# **Exhibit A**

**The selected address: 2108 RYER AVENUE, Bronx 10457**

**This building has filed records with the New York State Division of Housing and Community Renewal at least one time from 1993 to the present year and may contain one or more regulated apartments.**

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class
107768 Active	2108-2108	03149	0084	5	38100	6	33	0	PVT	209622	B

- Other Units
- Property Owner Registration Information
- Charges
- Complaint Status
- Complaint History
- Litigation/Case Status
- Tenant Harassment Report
- All Open Violations**
- prior year Open Viol.'s
- Recertification
- Overdue Lead Paint Viol. Correction
- Vacate Orders
- I-Card Images
- PROS Online
- Bed Bugs
- Map

### Building Registration Summary Report

Find Apartment#

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt City	State	Zip
Head Officer	08/01/2018 09/01/2019		HOFFMAN	ALEXANDER	362	EAST KENNEDY BLVD	Lakewood NJ		08701
Officer	08/01/2018 09/01/2019		GUTMAN	ISAAC	362	EAST KENNEDY BLVD	Lakewood NJ		08701
Corporation	08/01/2018 09/01/2019	RYER REALTY HOLDINGS 2108 LLC			362	EAST KENNEDY BLVD	Lakewood NJ		08701
Managing Agent	08/01/2018 09/01/2019	RYER REALTY HOLDINGS 2108 LLC	HOFFMAN	ALEXANDER	362	EAST KENNEDY BLVD	Lakewood NJ		08701
Partner/Member	08/01/2018 09/01/2019		HOFFMAN	ALEXANDER	362	EAST KENNEDY BLVD	Lakewood NJ		08701
Partner/Member	08/01/2018 09/01/2019		GUTMAN	ISAAC	2990	JEROME AVE	BRONX NY		10438

**Open Violations - ALL DATES**

**There are 107 Violations. Arranged by category: A class: 20 B class: 70 C class: 17 I class: 0**

**For Definitions of the columns indicated below, select glossary under the Services option (located at the upper right).**

**To sort the columns, click on their underlined headers below in the blue area.**

Apt Story	Reported Date, nov ISSUED Date	Hzrd Class no	Order ID, NOV NOV Type	Violation ID, NOV NOV Type	Violation Description	Status Date	Certify By Date Actual Cert. Date
	2019/03/12 B 2019/03/14	530	12957698	6420175	§ 27-2005, 2007 adm code arrange and make self-closing the doors building entrance at front	NOV SENT 2019/03/14	2019/05/02
2	2019/03/12 B 2019/03/14	538 *	12957708	6420175	§ 27-2005, 2007 adm code remove all encumbrances consisting of discarded dresser at public hall, 2nd story	NOV CERT 2019/03/14	2019/05/02 2019/03/14
1	2019/03/12 A 2019/03/14	778	12957712	6420174	§ 27-2104 adm code post and maintain a proper sign on wall of entrance story showing the registration number assigned by the department and the address of the building. at public hall, 1st story	NOV SENT 2019/03/14	2019/07/01
All Stories	2019/03/12 A 2019/03/14	553	12957716	6420174	§ 27-2011 adm code cleanse to the satisfaction of this department the all floors all stories at public hall	NOV SENT 2019/03/14	2019/07/01
1	2019/02/28 C 2019/03/04	510	12936031	6409473	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of gas range with doors intact at public hall, 1st story	NOV CERT 2019/03/14	2019/03/17 2019/03/14

## HPD Building Info

C1 3	2019/02/28 C 2019/03/04	546	12936032 6409473 Original	§ 27-2005, 2007 hmc: remove the illegal double cylinder key operated locking device at door .. in the entrance located at apt c1, 3rd story, 1st apartment from east at south	NOV SENT 2019/03/04	2019/03/17
C1 3	2019/02/28 B 2019/03/04	526 *	12936033 6409472 Original	§ 27-2005, 2007 adm code remove the illegal fastening consisting of illegal locking device installed at door leading to fire escape window located at apt c1, 3rd story, 1st apartment from east at south	NOV SENT 2019/03/04	2019/04/22
C1 3	2019/02/28 B 2019/03/04	530	12936034 6409472 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors .. in the entrance located at apt c1, 3rd story, 1st apartment from east at south	NOV SENT 2019/03/04	2019/04/22
C1 3	2019/02/28 B 2019/03/04	550	12936035 6409474 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling approx 12 sq ft, in apartment c1, 3rd story, south 1 in the kitchen located at apt c1, 3rd story, 1st apartment from east at south	NOV SENT 2019/03/04	2019/04/22
C1 3	2019/02/28 B 2019/03/04	508	12936036 6409472 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color ceiling in the kitchen located at apt c1, 3rd story, 1st apartment from east at south	NOV SENT 2019/03/04	2019/04/22
B2 2	2019/02/19 A 2019/02/21	556	12918343 6399674 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling in the kitchen located at apt b2, 2nd story, 1st apartment from south at west	NOV SENT 2019/02/21	2019/06/10
B2 2	2019/02/19 B 2019/02/21	501	12918344 6399675 Original	§ 27-2005 adm code properly repair the broken or defective lower window sash lock in the kitchen located at apt b2, 2nd story, 1st apartment from south at west	NOV SENT 2019/02/21	2019/04/11
B2 2	2019/02/19 B 2019/02/21	550	12918345 6399676 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at north wall, west wall, south wall and ceiling in the bathroom located at apt b2, 2nd story, 1st apartment from south at west	NOV SENT 2019/02/21	2019/04/11
B2 2	2019/02/19 B 2019/02/21	501	12918346 6399675 Original	§ 27-2005 adm code properly repair the broken or defective upper window sash counter balance in the bathroom located at apt b2, 2nd story, 1st apartment from south at west	NOV SENT 2019/02/21	2019/04/11
P Basement	2019/02/19 C 2019/02/21	569	12919106 6399678 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at bsmt-apt p, 1st bsmt-apt from north at east	CIV14 MAILED 2019/03/15	2019/03/19 2019/03/14
P Basement	2019/02/19 A 2019/02/21	550	12919111 6399677 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approximately 2 sq.ft at ceiling in the kitchen located at bsmt-apt p, 1st bsmt-apt from north at east	CIV14 MAILED 2019/03/15	2019/06/10 2019/03/14
E1 5	2019/02/06 C 2019/02/11	508	12899388 6389617 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 1st room from east located at apt e1, 5th story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/02/24
E1 6	2019/02/06 C 2019/02/11	670 *	12899432 6390324 Original	§ 27-2031 adm code provide hot water at all hot water fixtures in the entire apartment located at apt e1, 6th story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/02/19
E1 5	2019/02/06 C 2019/02/11	501	12899518 6389617 Original	§ 27-2005 adm code properly repair the broken or defective counter balances at lower sash9first from south at west )fire escape window in the 1st room from east located at apt e1, 5th story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/02/24
E1 6	2019/02/06 B 2019/02/11	583	12899532 6389616 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the 1st room from north located at apt e1, 6th story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/04/01
B1 3	2019/02/06 C 2019/02/11	508	12899959 6389619 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the bathroom located at apt b1, 3rd story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/02/24
B1 3	2019/02/06 B 2019/02/11	579	12899960 6389618 Original	§ 27-2026 adm code repair the leaky and/or defective faucets at bathtub in the bathroom located at apt b1, 3rd story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/04/01
B1 3	2019/02/06 C 2019/02/11	550	12899961 6389621 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... approx. 35 square feet at ceiling and all walls in the bathroom located at apt b1, 3rd story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/03/09
B1 3	2019/02/06 B 2019/02/11	508	12899962 6389618 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the kitchen located at apt b1, 3rd story, 1st apartment from east at south	NOV SENT 2019/02/11	2019/04/01
B1 3	2019/02/06 B 2019/02/11	550	12899963 6389620 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... approx.15	NOV SENT 2019/02/11	2019/04/01

## HPD Building Info

			Original	square feet at ceiling and all walls in the kitchen located at apt b1, 3rd story, 1st apartment from east at south		
Basement	2019/02/06 C 2019/02/11	672	12900028 6389622 Original	§ 27-2033 adm code provide ready access to buildings heating system door locked at basement	NOV SENT 2019/02/11	2019/02/24
	2019/02/06 A 2019/02/11	106	12900053 6389615 Original	§ 53, 187, 231 m/d law and department rules and regulations. provide a shoe properly secured to bottom of string of dropladder at front north at fire escape	NOV SENT 2019/02/11	2019/05/31
6	2019/02/06 C 2019/02/11	502	12900130 6389617 Original	§ 27-2005 adm code properly repair with similar material the broken or defective fire-retardant plaster at ceiling at public hall, 6th story	NOV SENT 2019/02/11	2019/02/24
6	2019/02/06 B 2019/02/11	566	12900135 6389616 Original	§ 27-2018 adm code abate the nuisance consisting of vermin at ceiling at public hall, 6th story	NOV SENT 2019/02/11	2019/04/01
D1 5	2019/01/15 B 2019/01/25	1503	12856857 6372396 Original	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt d1, 5th story, 2nd apartment from east at south	CIV14 MAILED 2019/03/15	2019/03/15 2019/03/14
D1 5	2019/01/15 B 2019/01/25	702	12856859 6372396 Original	§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt d1, 5th story, 2nd apartment from east at south	CIV14 MAILED 2019/03/15	2019/03/15 2019/03/14
D1 5	2019/01/15 B 2019/01/25	550	12856861 6372397 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... approximately 6 sq ft at west wall in the entire apartment located at apt d1, 5th story, 2nd apartment from east at south	NOV SENT 2019/01/25	2019/03/15
D1 5	2019/01/15 A 2019/01/25	598	12856862 6372395 Original	§ 27-2026 adm code repair the broken or defective connection at sink at drain pipe in the bathroom located at apt d1, 5th story, 2nd apartment from east at south	CIV14 MAILED 2019/03/15	2019/05/14 2019/03/14
Fire Escape	2019/01/15 A 2019/01/23	106	12856855 6369639 Original	§ 53, 187, 231 m/d law and department rules and regulations. provide a shoe properly secured to bottom of string of dropladder missing bolt at north 1 front fire escape	NOV SENT 2019/01/23	2019/05/12
6	2019/01/09 B 2019/01/11	507 *	12847505 6360135 Original	§ 27-2005 adm code repair the roof so that it will not leak over ceiling at public hall, 6th story	NOV SENT 2019/01/11	2019/03/01
6	2019/01/09 B 2019/01/11	502	12847507 6360135 Original	§ 27-2005 adm code properly repair with similar material the broken or defective fire retarding material at ceiling at public hall, 6th story	NOV SENT 2019/01/11	2019/03/01
6	2019/01/09 A 2019/01/11	556	12847510 6360134 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling at public hall, 6th story	NOV SENT 2019/01/11	2019/04/30
2	2019/01/04 A 2019/01/08	106	12838644 6357076 Original	§ 53, 187, 231 m/d law and department rules and regulations. provide a shoe properly secured to bottom of string of dropladder in front south balcony at fire escape, 2nd story, section at east	NOV SENT 2019/01/08	2019/04/27
G1 1	2018/12/23 B 2018/12/28	502	12821463 6348684 Original	§ 27-2005 adm code properly repair with similar material the broken or defective ceramic tiles at north wall in the bathroom located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/15 2019/02/14
G1 1	2018/12/23 B 2018/12/28	502	12821467 6348684 Original	§ 27-2005 adm code properly repair with similar material the broken or defective porcelain enamel glaze at bathtub in the bathroom located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/15 2019/01/31
E1 5	2018/12/26 B 2018/12/28	510	12824864 6348685 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of slide bolt capable of being padlocked on door, in the entrance located at apt e1, 5th story, 2nd apartment from east at south	CIV10 MAILED 2019/02/11	2019/02/15 2019/01/31
E1 5	2018/12/26 C 2018/12/28	501	12824865 6348686 Original	§ 27-2005 adm code properly repair the broken or defective thermal window lower sash counter balances (first from south at west ) fire escape window in the 1st room from east at south located at apt e1, 5th story, 2nd apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/10 2019/01/10
E1 5	2018/12/26 B 2018/12/28	583	12824866 6348685 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak over ceiling, in the 2nd room from east located at apt e1, 5th story, 2nd apartment from east at south	CIV10 MAILED 2019/02/11	2019/02/15 2019/01/31
G1 1	2018/12/23 B 2018/12/26	508	12821491 6346623 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color ceiling in the 4th room from north located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/13 2019/01/31
G1 1	2018/12/23 B 2018/12/26	583	12821494 6346623 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak ceiling in the 4th room from north located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/13 2019/01/31



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G1 1	2018/12/23 B 2018/12/26	583	12821503 6346623 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak ceiling in the 1st room from east located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/13 2019/01/31
G1 1	2018/12/23 B 2018/12/26	508	12821505 6346623 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color ceiling in the 1st room from east located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/13 2019/01/31
G1 1	2018/12/23 B 2018/12/26	550	12821507 6346624 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... ceiling approx 2 sq ft in the 1st room from east located at apt g1, 1st story, 1st apartment from north at east	NOV SENT 2018/12/26	2019/02/13
G1 1	2018/12/23 B 2018/12/26	530	12821513 6346623 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors ... in the entrance located at apt g1, 1st story, 1st apartment from north at east	CIV10 MAILED 2019/02/21	2019/02/13 2019/01/31
E1 5	2018/12/21 A 2018/12/24	556	12819531 6345138 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 2nd room from east at center, the foyer , the kitchen , the 2nd room from east at south, the 3rd room from east at south, the private hallway , the bathroom located at apt e1, 5th story, 2nd apartment from east at south	CIV10 MAILED 2019/02/11	2019/04/12 2019/01/31
Basement	2018/12/21 C 2018/12/24	672	12819415 6345139 Original	§ 27-2033 adm code provide ready access to buildings heating system boiler room locked at basement	CIV10 MAILED 2019/02/11	2019/01/06 2018/12/30
5	2018/12/18 B 2018/12/21	502	12813344 6344232 Original	§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at ceiling at public hall, 5th story	NOV CERT 2019/02/07	2019/02/08 2019/02/07
5	2018/12/18 A 2018/12/21	556	12813345 6344231 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling at public hall, 5th story	NOV SENT 2018/12/21	2019/04/09
5	2018/12/18 B 2018/12/21	507 *	12813348 6344232 Original	§ 27-2005 adm code repair the roof so that it will not leak at ceiling at public hall, 5th story	NOV CERT 2019/02/07	2019/02/08 2019/02/07
C1 3	2018/12/18 B 2018/12/20	583	12813318 6343051 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling and east wall in the kitchen located at apt c1, 3rd story, 2nd apartment from east at south	CIV14 MAILED 2019/02/07	2019/02/07 2019/02/06
C1 3	2018/12/18 B 2018/12/20	508	12813320 6343051 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling and east wall in the kitchen located at apt c1, 3rd story, 2nd apartment from east at south	CIV14 MAILED 2019/02/07	2019/02/07 2019/02/06
C1 3	2018/12/18 A 2018/12/20	556	12813324 6343050 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling and south wall in the bathroom located at apt c1, 3rd story, 2nd apartment from east at south	NOV SENT 2018/12/20	2019/04/08
Fire Escape	2018/12/17 A 2018/12/19	106	12811260 6341806 Original	§ 53, 187, 231 m/d law and department rules and regulations. provide a shoe properly secured to bottom of string of dropladder at building front, first stack from north at west at fire escape	NOV SENT 2018/12/19	2019/04/07
Basement	2018/12/11 C 2018/12/13	672	12801932 6336804 Original	§ 27-2033 adm code provide ready access to buildings heating system door locked at boiler room	CIV10 MAILED 2019/02/11	2018/12/26 2018/12/20
E1 6	2018/12/11 B 2018/12/13	583	12801945 6336803 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the 2nd room from east at south located at apt e1, 6th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/31 2018/12/30
E1 6	2018/12/11 B 2018/12/13	508	12801950 6336803 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color over ceiling in the 2nd room from east at south located at apt e1, 6th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/31 2018/12/30
D4 4	2018/12/05 A 2018/12/07	556	12795075 6331311 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the foyer , the bathroom , the 2nd room from north at east, the 1st room from north at east, the 1st room from north at center, the private hallway , the kitchen located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/03/26 2019/01/31
D4 4	2018/12/05 C 2018/12/07	505	12792355 6331313 Original	§ 27-2005 adm code replace with new the broken or defective upper window sash internal glass the first window from north at east in the 1st room from north at east located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2018/12/20 2018/12/20
D4 4	2018/12/05 B 2018/12/07	501	12792356 6331312 Original	§ 27-2005 adm code properly repair the broken or defective lower window sash spring balance the first window from north at east in the 1st room from north at east located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4	2018/12/05 B	508	12792357	§ 27-2005 adm code repair the broken or defective	CIV10	2019/01/25

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4	2018/12/07		6331312 Original	plastered surfaces and paint in a uniform color the ceiling in the bathroom located at apt d4, 4th story, 1st apartment from east at south	MAILED 2019/02/11	2019/01/24
D4 4	2018/12/05 B 2018/12/07	550	12792358 6331315 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... approx 20 sq ft at north wall, east wall, south wall, west wall, ceiling in the bathroom located at apt d4, 4th story, 1st apartment from east at south	NOV SENT 2018/12/07	2019/01/25
D4 4	2018/12/05 B 2018/12/07	509	12792359 6331312 Original	§ 27-2005 adm code properly secure the loose wash basin to the east wall in the bathroom located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	505	12792360 6331312 Original	§ 27-2005 adm code replace with new the broken or defective ceramic floor tiles in the bathroom located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	502	12792361 6331312 Original	§ 27-2005 adm code properly repair with similar material the broken or defective reglaze the porcelaine paint at bathtub in the bathroom located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	505	12792362 6331312 Original	§ 27-2005 adm code replace with new the broken or defective wood door at west in the 2nd room from north at east located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	1503	12792363 6331312 Original	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	702	12792364 6331312 Original	§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	505	12792366 6331312 Original	§ 27-2005 adm code replace with new the broken or defective mortise lock at door in the entrance located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 B 2018/12/07	530	12792367 6331312 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors ... in the entrance located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/25 2019/01/24
D4 4	2018/12/05 A 2018/12/06	556	12792909 6330649 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the foyer located at apt d4, 4th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/03/25 2019/01/31
B1 3	2018/11/15 C 2018/11/20	508	12759162 6315778 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color ceiling in the bathroom located at apt b1, 3rd story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2018/12/03 2018/12/02
B1 3	2018/11/15 B 2018/11/20	579	12759166 6315777 Original	§ 27-2026 adm code repair the leaky and/or defective faucets hot and cold fixture in the kitchen located at apt b1, 3rd story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/08 2018/12/31
E1 6	2018/11/08 B 2018/11/13	501	12748896 6308235 Original	§ 27-2005 adm code properly repair the broken or defective lower sash window counterbalance in the entire apartment located at apt e1, 6th story, 1st apartment from east at south	CIV10 MAILED 2019/02/11	2019/01/01 2018/12/30
G2 1	2018/11/08 B 2018/11/13	550	12748965 6308238 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... ceiling 5 sq ft in the bathroom located at apt g2, 1st story, 2nd apartment from north at east	NOV SENT 2018/11/13	2019/01/01
D6 5	2018/11/08 B 2018/11/13	550	12749041 6308240 Original	§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... ceiling 5 sq ft in the bathroom located at apt d6, 5th story, 2nd apartment from west at north	NOV SENT 2018/11/13	2019/01/01
Fire Escape	2018/11/08 A 2018/11/13	561	12748653 6309402 Original	§ 27-2014 adm code and dept. rules and regulations. scrape and remove rust scales and paint with 2 coats of paint fire escape at front of building center stack	NOV SENT 2018/11/13	2019/03/02
Fire Escape	2018/11/08 A 2018/11/13	561	12748655 6309402 Original	§ 27-2014 adm code and dept. rules and regulations. scrape and remove rust scales and paint with 2 coats of paint fire escape at front of building south stack	NOV SENT 2018/11/13	2019/03/02
E1 5	2018/09/29 B 2018/10/05	507 *	12613146 6211668 Original	§ 27-2005 adm code repair the roof so that it will not leak at ceiling in the 1st room from east at north located at apt e1, 5th story, 2nd apartment from east at south	NOT COMPLIED 2019/02/09	2018/11/23 2018/10/29
E1 5	2018/09/29 A 2018/10/05	554	12622699 6211667 Original	§ 27-2005 adm code paint metal in accordance with dept. regulation at riser pipe in the kitchen located at apt e1, 5th story, 2nd apartment from east at south	NOT COMPLIED 2019/02/09	2019/01/22 2018/10/29
E1	2018/09/29 B	502	12622704	§ 27-2005 adm code properly repair with similar	NOT	2018/11/23



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5	2018/10/05		6211668 Original	material the broken or defective enamel porcelain at bath tub in the bathroom located at apt e1, 5th story, 2nd apartment from east at south	COMPLIED 2019/02/09	2018/10/29
C5 3	2018/08/02 B 2018/08/06	502	12510333 6157111 Original	§ 27-2005 adm code properly repair with similar material the broken or defective enamel glaze finish on bathtub - cut and trip hazard in the bathroom located at apt c5, 3rd story, 1st apartment from north at east	NOT COMPLIED 2018/11/18	2018/09/24
6	2017/05/10 B 2017/05/12	502	11777104 5749799 Original	§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at ceiling at public hall, 6th story	NOT COMPLIED 2018/11/09	2017/06/30 2017/06/02
6	2017/05/10 A 2017/05/12	556	11777106 5749798 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling at public hall, 6th story	NOT COMPLIED 2018/11/09	2017/08/29 2017/06/02
D1 5	2017/01/09 A 2017/02/07	556	11639848 5677612 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling in the bathroom located at apt d1, 5th story, 2nd apartment from east at south	NOT COMPLIED 2018/11/09	2017/05/27
C5 3	2017/01/26 B 2017/01/30	502	11626813 5670310 Original	§ 27-2005 adm code properly repair with similar material the broken or defective porcelain finish by method of reglazing the bath tub in the bathroom located at apt c5, 3rd story, 1st apartment from north at east	CIV10 MAILED 2018/11/19	2017/03/20 2017/03/20
E1 6	2017/01/28 B 2017/01/30	530	11628806 5671451 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors .. in the entrance located at apt e1, 6th story, 2nd apartment from east at south	NOT COMPLIED 2018/11/09	2017/03/20 2017/03/10
B3 3	2017/01/09 B 2017/01/11	598	11603754 5657990 Original	§ 27-2026 adm code repair the broken or defective connection drain pipe at wash basin in the bathroom located at apt b3, 3rd story, 1st apartment from west at north	1 NO ACCESS 2018/11/17	2017/03/01
B3 3	2017/01/09 B 2017/01/11	509	11603757 5657990 Original	§ 27-2005 adm code properly secure the loose counter top and sink in the kitchen located at apt b3, 3rd story, 1st apartment from west at north	1 NO ACCESS 2018/11/17	2017/03/01
D6 5	2016/12/07 C 2016/12/09	617	11563355 5634957 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) west wall in the 1st room from north at east located at apt d6, 5th story, 2nd apartment from west at north	DEFECT LETTER 2018/11/09	2017/01/11 2017/01/11
B3 3	2016/10/21 B 2016/10/25	530	11446700 5546614 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors in the entrance located at apt b3, 3rd story, 1st apartment from west at north	1 NO ACCESS 2018/11/17	2016/12/13 2016/12/13
B3 3	2016/10/21 B 2016/10/25	508	11446706 5546614 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the north wall in the 1st room from north at west located at apt b3, 3rd story, 1st apartment from west at north	1 NO ACCESS 2018/11/17	2016/12/13 2016/12/13
B3 3	2016/10/21 B 2016/10/25	526 *	11446707 5546614 Original	§ 27-2005, 2007 adm code remove the illegal fastening key operated lock installed at the door leading to fire escape window in the 1st room from north at west located at apt b3, 3rd story, 1st apartment from west at north	1 NO ACCESS 2018/11/17	2016/12/13 2016/12/13
B3 3	2016/10/21 B 2016/10/25	501	11446710 5546614 Original	§ 27-2005 adm code properly repair the broken or defective door hinges at the closet in the private hallway located at apt b3, 3rd story, 1st apartment from west at north	1 NO ACCESS 2018/11/17	2016/12/13 2016/12/13
E2 6	2016/07/20 B 2016/07/22	502	11319768 5477446 Original	§ 27-2005 adm code properly repair with similar material the broken or defective reglaze the porcelain paint at bath tub in the bathroom located at apt e2, 6th story, 1st apartment from south at west	NOT COMPLIED 2018/11/09	2016/09/09
E3 6	2014/09/19 B 2014/09/25	530	10388648 4921695 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors .. in the entrance located at apt e3, 6th story, 1st apartment from west at north	NOT COMPLIED 2018/11/09	2014/11/13
E3 5	2014/07/14 B 2014/07/18	530	10309317 4878009 Original	§ 27-2005, 2007 adm code arrange and make self-closing the doors .. in the entrance located at apt e3, 5th story, 1st apartment from west at north	NOT COMPLIED 2018/11/09	2014/09/05 2014/09/04
B1 3	2014/05/20 B 2014/05/22	502	10249458 4843680 Original	§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the private hallway located at apt b1, 3rd story, 2nd apartment from east at south	CIV10 MAILED 2018/11/19	2014/07/10 2014/06/20
D6 5	2012/05/25 B 2012/05/31	502	9451732 4422034 Original	§ 27-2005 adm code properly repair with similar material the broken or defective reglaze bathtub in the bathroom located at apt d6, 5th story, 2nd apartment from west at north	NOT COMPLIED 2018/11/09	2012/07/19
B1 2	2009/10/14 B 2009/10/16	510	8104279 3788529 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of unlevel wooden floor in the private hallway located at apt b1, 2nd story, 1st apartment from east at south	NOT COMPLIED 2018/11/18	2009/12/04

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B6 2	2005/10/12 B 2005/10/18	502	5772581 2513386 Original	§ 27-2005 adm code properly repair with similar material the broken or defective ceramic tile floor in the bathroom located at apt b6, 2nd story, 2nd apartment from west at north	1 NO ACCESS 2018/11/17	2005/12/11
B6 2	2005/10/12 B 2005/10/18	505	5772688 2513386 Original	§ 27-2005 adm code replace with new the broken or defective escutcheon plate arround steam riset in ceiling in the bathroom located at apt b6, 2nd story, 2nd apartment from west at north	1 NO ACCESS 2018/11/17	2005/12/11
B5	1995/03/15 C 1995/04/04	555	772332 274522 Original	§ 27-2013 adm code remove or cover in a manner approved by the department the peeling lead paint clg & or plaster at 2nd sty east apt b5 kitchen & south room er1. , section " "	DEFECT LETTER 2014/07/23	1995/04/26



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