

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

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WINIFRED COULTON, MARTHA MATEO,
SANDRA CANTO, YUDELKA MEJIA, ANGELINA
DIAZ, ESPERANZA VASQUEZ, AURELIA
MARTINEZ, ARGENTINA GONZALEZ, ASHLEY
PAGAN, NIDIA LOPEZ, RAYMOND GARCIA,
ZOILA ESCANO, NANCY DURAN, BERNARDA
PORTES, TYKIMA JONES, TIFFANY GUILTY,
ESVIN DIAZ, LUCIA MEJIA, RODRIGO ROJAS,
MARINA DOBLE, BRENDA IRIZARRY, VICTOR
GUTIERREZ, FAUSTINA SANTANA, OLGA ARZU,
ZAIDA ORTIZ, AMBAR SIERRA, MIGUEL
ORTEGA TORRES, BERKIS ALVAREZ, THANIA
DAMIRAN, CESAR MARTE, JOSE FIGUEROA,
GLORIA GUZMAN, JHOANNA GONZALEZ,
BRYANT WILSON, LORRAINE GASKIN, REYES
MUNIZ, MARIA MENDEZ, JUANA MARTINEZ,
MARIA DAVIS, FELICIA BRITO, SANDY RAMOS,
Petitioners,

ORDER TO SHOW CAUSE

Index No.

Premises: 1349 Stratford Avenue
Bronx, NY 10472

-against-

PATBRU REALTY CO. LLC,
CONCORD MANAGEMENT OF NY, LLC,
MICHAEL ROONEY,
MICHAEL ROONEY, JR.,

Respondents,

-and-

THE NEW YORK CITY DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT,

Respondent.

----- X

Upon the annexed Verified Petition of the above-named Petitioners and the exhibits attached thereto, and good cause having been shown, it is hereby:

ORDERED that Respondents or their attorneys appear at a Trial Term of this Court, Part K thereof, ~~to be held via Microsoft Teams~~ ^{ROOM 350, IN PERSON,} on JUNE, 15TH, 2022 at 9:30 a.m. or as soon thereafter as counsel may be heard, and show cause why an order should not be made or entered:

- a) directing Respondents to correct the Housing Maintenance Code violations listed in the annexed verified petition and its exhibits within the time set for certifying the correction of such violations pursuant to Section 27-2115(c) of that Code or be subject to the civil penalties provided for by Section 27-2115(a) of that Code;
- b) requiring Respondents, pursuant to Housing Maintenance Code Sections 27-2115 and 27-2121, to correct all violations of that Code that may arise in the subject apartments or the common areas of the subject building during the pendency of the proceeding;
- c) directing Respondents, pursuant to New York City Civil Court Act Section 110(a), to correct the conditions listed in the annexed verified petition and its exhibits constituting violations of the Housing Maintenance Code, Multiple Dwelling Law, Building Code, or Health Code, within the time provided for by law;
- d) imposing civil penalties on Respondent-landlords, pursuant to Section 27-2115(a) of the Housing Maintenance Code, for all Housing Maintenance Code violations for which Respondent-landlords received notices of violation from the New York City Department of Housing Preservation and Development (“HPD”) and for which the time for correction has already expired;
- e) finding that Respondent-landlords harassed Petitioners in violation of Sections 27-2005(d) and 27-2004(a)(48) of the Housing Maintenance Code and imposing the appropriate penalties pursuant to Section 27-2115(m) of that Code;
- f) enjoining Respondent-landlords from engaging in acts or omissions which constitute harassment under Section 27-2004(a)(48) of the Housing Maintenance Code;
- g) awarding Petitioners, pursuant to Section 27-2115(o) of the Housing Maintenance Code, compensatory damages or \$1,000.00, reasonable attorneys’ fees and costs, and punitive damages; and

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

It is further **ORDERED** that service of a copy of this order, together with the papers upon which it was granted, shall be made on or before May 11TH, 2022 as follows:

1. Upon Respondents PATBRU REALTY CO, LLC, MICHAEL ROONEY and MICHAEL ROONEY, JR. by certified mail, return receipt requested, to 1328 New York Avenue, Huntington Station, NY 11746 and upon CONCORD MANAGEMENT OF NY, LLC by certified mail, return receipt requested to 50 West 132nd Street, New York, NY 10037 as these are the addresses these Respondents registered with HPD pursuant to Section 27-2115(j) of the Housing Maintenance Code;
2. Upon Respondent THE NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, Housing Litigation Bureau by e-mail to servehpd@hpd.nyc.gov, hldbronzcases@hpd.nyc.gov, and eddisons@hpd.nyc.gov.

Dated: May 4TH, 2022
Bronx, New York

APPROVED
AHAHN , 5/4/2022, 3:52:51 PM

Housing Court Judge

CIVIL COURT OF THE CITY OF NEW YORK
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VERIFIED PETITION

Index No.

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-and-

THE NEW YORK CITY DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT,

Respondent.

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Petitioners WINIFRED COULTON, MARTHA MATEO, SANDRA CANTO, YUDELKA
MEJIA, ANGELINA DIAZ, ESPERANZA VASQUEZ, AURELIA MARTINEZ,

ARGENTINA GONZALEZ, ASHLEY PAGAN, NIDIA LOPEZ, RAYMOND GARCIA, ZOILA ESCANO, NANCY DURAN, BERNARDA PORTES, TYKIMA JONES, TIFFANY GUILTY, ESVIN DIAZ, LUCIA MEJIA, RODRIGO ROJAS, MARINA DOBLE, BRENDA IRIZARRY, VICTOR GUTIERREZ, FAUSTINA SANTANA, OLGA ARZU, ZAIDA ORTIZ, AMBAR SIERRA, MIGUEL ORTEGA TORRES, BERKIS ALVAREZ, THANIA DAMIRAN, CESAR MARTE, JOSE FIGUEROA, GLORIA GUZMAN, JHOANNA GONZALEZ, BRYANT WILSON, LORRAINE GASKIN, REYES MUNIZ, MARIA MENDEZ, JUANA MARTINEZ, MARIA DAVIS, FELICIA BRITO, SANDY RAMOS, by their attorneys, THE LEGAL AID SOCIETY, respectfully allege the following:

PRELIMINARY STATEMENT

1. Petitioners seek an order to correct conditions within the subject premises that are affecting Petitioners' life, health, and safety, as well as those constituting violations of the Housing Maintenance Code, Multiple Dwelling Law, Building Code, or Health Code. Such conditions include, but are not limited to, a building-wide gas outage that started in January 2022, intermittent heat and hot water outages, leaks, mold, and a defective intercom.
2. Petitioners further seek an order finding that Respondent-landlords have harassed them, enjoining Respondent-landlords from continuing to do so, and imposing civil penalties on Respondent-landlords for their illegal conduct including harassment.

THE SUBJECT BUILDING AND PARTIES

3. The subject premises are located at 1349 Stratford Avenue, Bronx, New York 10472 (the "subject building").
4. The individual Petitioners set forth herein are tenants or lawful occupants entitled to enforce the Housing Maintenance Code, and other housing standards laws, 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 Winifred Coulton resides in Apartment 1H of the subject building.
7. Petitioner Martha Mateo resides in Apartment 1C of the subject building.

8. Petitioner Sandra Canto resides in apartment 1D of the subject building.
9. Petitioner Yudelka Mejia resides in apartment 1E of the subject building.
10. Petitioner Angelina Diaz resides in apartment 1G of the subject building.
11. Petitioner Esperanza Vasquez resides in apartment 1L of the subject building.
12. Petitioner Aurelia Martinez resides in apartment 2B of the subject building.
13. Petitioner Argentina Gonzalez resides in apartment 2C of the subject building.
14. Petitioner Ashley Pagan resides in apartment 2D of the subject building.
15. Petitioner Nidia Lopez resides in apartment 2E of the subject building.
16. Petitioner Raymond Garcia resides in apartment 2G of the subject building.
17. Petitioner Zoila Escano resides in apartment 2H of the subject building.
18. Petitioner Nancy Duran resides in apartment 2J of the subject building.
19. Petitioner Bernarda Portes resides in apartment 2K of the subject building.
20. Petitioner Tykima Jones resides in apartment 2L of the subject building.
21. Petitioner Tiffany Guity resides in apartment 3A of the subject building.
22. Petitioner Esvin Diaz resides in apartment 3B of the subject building.
23. Petitioner Lucia Mejia resides in apartment 3C of the subject building.
24. Petitioner Rodrigo Rojas resides in apartment 3D of the subject building.
25. Petitioner Marina Doble resides in apartment 3E of the subject building.
26. Petitioner Brenda Irizarry resides in apartment 3H of the subject building.
27. Petitioner Victor Gutierrez resides in apartment 3J of the subject building.
28. Petitioner Faustina Santana resides in apartment 4A of the subject building.
29. Petitioner Olga Arzu resides in apartment 4B of the subject building.
30. Petitioner Zaida Ortiz resides in apartment 4C of the subject building.
31. Petitioner Ambar Sierra resides in apartment 4G of the subject building.

32. Petitioner Miguel Ortega Torres resides in apartment 4I of the subject building.
33. Petitioner Berkis Alvarez resides in apartment 4L of the subject building.
34. Petitioner Thania Damiran resides in apartment 5D of the subject building.
35. Petitioner Cesar Marte resides in apartment 5E of the subject building.
36. Petitioner Jose Figueroa resides in apartment 5G of the subject building.
37. Petitioner Gloria Guzman resides in apartment 5H of the subject building.
38. Petitioner Jhoanna Gonzalez resides in apartment 5I of the subject building.
39. Petitioner Bryant Wilson resides in apartment 5J of the subject building.
40. Petitioner Lorraine Gaskin resides in apartment 6A of the subject building.
41. Petitioner Reyes Muniz resides in apartment 6C of the subject building.
42. Petitioner Maria Mendez resides in apartment 6D of the subject building.
43. Petitioner Juana Martinez resides in apartment 6F of the subject building.
44. Petitioner Maria Davis resides in apartment 6G of the subject building.
45. Petitioner Felicia Brito resides in apartment 6H of the subject building.
46. Petitioner Sandy Ramos resides in apartment 6L of the subject building.
47. Respondent PATBRU REALTY CO, LLC is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). According to the "Building Registration Summary Report" on the New York City Department of Housing Preservation and Development ("HPD") website, Respondent PATBRU REALTY CO, LLC is the "Corporation" in control of the subject building and is located at 1328 New York Avenue, Huntington Station, NY 11746. See Exhibit A – HPD Open Violations Page Dated April 14, 2022.
48. Respondent CONCORD MANAGEMENT OF NY, LLC is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). According to the "Building Registration Summary Report" on the HPD website, Respondent CONCORD MANAGEMENT OF NY, LLC is a "Managing Agent" in control of the subject building, and is located at 50 West 132nd Street, New York, NY 10037. See id.

49. Respondent MICHAEL ROONEY is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). According to the "Building Registration Summary Report" on the HPD website, Respondent MICHAEL ROONEY is the "Head Officer" in control of the subject building, and is located at 1328 New York Avenue, Huntington Station, NY 11746 . See id.
50. Respondent MICHAEL ROONEY, JR. is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). According to the "Building Registration Summary Report" on the HPD website, Respondent MICHAEL ROONEY, JR. is both an "Officer" and "Managing Agent" in control of the subject building and is located at 50 West 132nd Street, New York, NY 10037 and 1328 New York Avenue, Huntington Station 11746. See id.
51. Respondent HPD is tasked with enforcing the City's Housing Maintenance Code.
52. According to information listed on HPD's website, the subject building has seventy-two (72) class "A" dwelling units and is not a one or two family home. See id.

LEGAL FRAMEWORK

53. The Housing Part has jurisdiction to enforce state and local 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 Section 110(a).
54. An owner of a multiple dwelling must 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.
55. Tenants may complain about the repair issues in their building 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).
56. If a violation exists, the owner is required to correct the underlying condition 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).
57. 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).

58. For any non-hazardous conditions complained of by the tenants of a building, the Court may issue an Order to Correct if tenants have complained of a condition existing in the common areas or apartments of the building and no violation has been placed after thirty (30) days. See N.Y.C. Admin. Code § 27-2115(h).
59. 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).
60. 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 timely certified that the repairs have been made. See N.Y.C. Admin. Code § 27-2115(h).
61. Any owner who violates the housing standards set forth in the Administrative Code of the City of New York 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).
62. However, for violations involving 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).
63. The Housing Maintenance Code also bars landlords from harassing lawful occupants of their buildings. See N.Y.C. Admin. Code § 27-2005(d).
64. Harassment consists of any act or omission that (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, repeated failures to correct hazardous or immediately hazardous violations, 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).
65. Except with respect to private dwellings, 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 tenancy rights. Id.
66. 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).
67. 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.
68. 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).
69. The Court may also issue an order restraining the landlord from further conduct that constitutes harassment and/or directing the landlord to ensure that no further harassment takes place. See N.Y.C. Admin. Code § 27-2115(m).
70. Section 27-357(d) of the New York City Building Code provides that “[a]ll buildings in other than occupancy group A, mechanical and electrical equipment rooms and boiler and furnace rooms ... shall have at least one primary entrance accessible to and usable by individuals who use wheelchairs.” N.Y.C. Admin. Code § 27-357(d).
71. Moreover, the New York City Building Code must be “liberally interpreted to secure the beneficial purposes thereof.” N.Y.C. Admin. Code § 27-104.

CONDITIONS AND VIOLATIONS

72. On information and belief, the basis of which is conversations with Petitioners and a review of the HPD Open Violations Page dated April 14, 2022, Respondent-landlords have not kept Petitioners’ apartments or the common areas at the subject building in good repair as required by Section 27-2005(a) of the Housing Maintenance Code. See Exhibit A – HPD Open Violations Page Dated April 14, 2022.

73. On information and belief, the basis of which is conversations with Petitioners and a review of the HPD Open Violations Page dated April 14, 2022, there are conditions in Petitioners' apartments and the common areas of the subject building that are dangerous to Petitioners' life, health, and safety, and which constitute violations of the Housing Maintenance Code, Multiple Dwelling Law, Building Code, and/or Health Code. See id.
74. On information and belief, the basis of which is conversations with Petitioners, there is a building-wide gas outage that commenced on or about January 2022.
75. On information and belief, the basis of which is a search of publicly-available Department of Buildings databases, Respondent-landlords have not yet applied for a permit to do the necessary work to correct the building-wide gas outage.
76. On information and belief, the basis of which is conversations with Petitioners and a review of the HPD Open Violations Page, there are frequent outages of heat and hot water at the subject building. See also "*Soundview tenants without heat for 2 weeks amid freezing temperatures*" News12 The Bronx, January 15, 2022 (available at <https://bronx.news12.com/soundview-tenants-without-heat-for-2-weeks-amid-freezing-temperatures>), attached hereto as Exhibit B.
77. On information and belief, the basis of which is a review of the HPD Open Violations Page dated April 14, 2022, there are 216 open Housing Maintenance Code violations at the subject building including 113 class B violations and 75 class C violations. See id.
78. The HPD Open Violations Page dated April 14, 2022 is hereby incorporated by reference herein. See id.

A. Common Area Conditions

79. On information and belief, the basis of which is conversations with Petitioners, there are conditions in the common areas of the subject building, which threaten Petitioners' life, health, and safety and constitute violations of the Housing Maintenance Code, Building Code, and/or other laws regulating housing standards.
80. Such conditions include, but are not limited to, the following:
- (1) Defective intercom at the building entrance;
 - (2) Dirty common hallways and stairwells throughout;

- (3) Defective plaster in the 6th floor hallway;
- (4) Evidence of water leaks in 6th floor hallways.

81. On information and belief, the basis of which is conversations with Petitioners, Petitioners have repeatedly informed Respondent-landlords, or their agents, of the existence of these common area conditions.
82. On information and belief, the basis of which is conversations with Petitioners, Petitioners did not cause any of these common area conditions.

B. Individual Apartment Conditions

83. On information and belief, the basis of which is conversations with Petitioners, there many conditions in Petitioners' individual apartments, which threaten Petitioners' life, health, and safety, and constitute violations of the Housing Maintenance Code, Building Code, and/or other laws regulating housing standards.
84. Such conditions include, but are not limited to, those listed in paragraphs eighty-five (85) to one hundred and twenty-five (125) below.

Winifred Coulton (1H)

85. On information and belief, the basis of which is conversations with Petitioner Coulton, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Defective floors throughout
- (4) Re-paint needed throughout apartment
- (5) Bathroom tiles damaged

Martha Mateo (1C)

86. On information and belief, the basis of which is conversations with Petitioner Mateo, the conditions constituting violations in her apartment include:
- (1) Lack of cooking gas
 - (2) Bathroom ceiling – mold condition
 - (3) Bathroom Floor tiles defective

- (4) Living room wall near window frame – mold condition
- (5) Bedroom door does not close properly
- (6) Bedroom floor defective – sloping
- (7) Living room door does not close properly
- (8) Living room floor defective – sloping
- (9) Kitchen wall cabinets defective – doors do not close

Sandra Canto (1D)

87. On information and belief, the basis of which is conversations with Petitioner Canto, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Kitchen floor defective – sloping
- (4) Bedroom window frames defective
- (5) Bedroom wall – defective insulation
- (6) Toilet does not flush properly

Yudelka Mejia (1E)

88. On information and belief, the basis of which is conversations with Petitioner Mejia, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Bathroom ceiling leak
- (4) Bathroom ceiling plaster damage
- (5) Kitchen floor defective
- (6) Cockroach infestation
- (7) Mice infestation
- (8) Kitchen electrical outlets do not work
- (9) BR electrical outlets do not work
- (10) Dining room electrical outlets do not work

- (11) Closet doorknobs defective
- (12) Living room floor uneven/sloping
- (13) Lack of hot water
- (14) BR window frames defective

Angelina Diaz (1G)

89. On information and belief, the basis of which is conversations with Petitioner Diaz, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Holes in wall behind stove
- (3) Defective floor in hallway

Esperanza Vasquez (1L)

90. On information and belief, the basis of which is conversations with Petitioner Vasquez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Bathroom ceiling leak
- (4) Mold condition in bathroom
- (5) Mold condition in bedroom
- (6) Paint and plaster needed in entire apartment
- (7) Leak in bedroom ceiling
- (8) Defective plaster in bedroom ceiling
- (9) Infestation of cockroaches
- (10) Infestation of mice
- (11) Defective floor tiles in living room
- (12) Defective floor tiles in kitchen
- (13) Kitchen sink cabinet rotten
- (14) Kitchen sink faucet leak
- (15) Defective bathroom outlet

Aurelia Martinez (2B)

91. On information and belief, the basis of which is conversations with Petitioner Martinez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Bedroom paint peeling
- (4) Missing doorknobs on bedroom door
- (5) Bathroom floor entrance saddle missing
- (6) Cockroach infestation

Argentina Gonzalez (2C)

92. On information and belief, the basis of which is conversations with Petitioner Gonzalez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Defective kitchen outlet – does not work
- (4) Holes behind stove where vermin enter
- (5) Infestation of mice
- (6) Leak at steam pipe in bedroom
- (7) Leak at steam pipe in second bedroom
- (8) Leak at steam pipe in bathroom
- (9) Defective, cracked floor tiles in kitchen

Ashley Pagan (2D)

93. On information and belief, the basis of which is conversations with Petitioner Pagan, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) BR- light fixture defective
- (4) LR- light fixture defective

- (5) Bathroom- mold condition
- (6) Bathroom- toilet sweats
- (7) Bathtub- re-glaze needed
- (8) Bathroom- medicine cabinet defective
- (9) Bathroom ceiling- paint/plaster needed
- (10) Bathroom- light fixture defective
- (11) Re-paint needed throughout
- (12) Bathroom door leak

Nidia Lopez (2E)

94. On information and belief, the basis of which is conversations with Petitioner Lopez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Bathroom sink cabinet rotted from leaks

Raymond Garcia (2G)

95. On information and belief, the basis of which is conversations with Petitioner Garcia, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) BR wood floor defective
- (3) BR walls paint/plaster defective
- (4) Bathtub needs reglaze
- (5) Kitchen cabinets damaged
- (6) Bathroom ceiling leak
- (7) Bathroom ceiling plaster damage
- (8) Cockroach infestation
- (9) Mice infestation
- (10) Entrance door needs re-paint
- (11) BR door does not fit frame

Zoila Escano (2H)

96. On information and belief, the basis of which is conversations with Petitioner Escano, the conditions constituting violations in her apartment include

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) LR light defective
- (4) Bathroom- mold condition
- (5) Lack of hot water

Nancy Duran (2J)

97. On information and belief, the basis of which is conversations with Petitioner Duran, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Bathroom- leak at steam riser
- (4) Kitchen- leak at ceiling
- (5) Kitchen- ceiling- paint/plaster defective
- (6) Closet- water leak
- (7) Closet- paint/plaster defective
- (8) Lack of hot water
- (9) LR- ceiling leak
- (10) BR # 1- ceiling leak
- (11) BR #2- ceiling leak
- (12) Mice infestation

Bernarda Portes (2K)

98. On information and belief, the basis of which is conversations with Petitioner Portes, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas

- (2) Intercom defective
- (3) Bathtub re-glaze needed

Tykima Jones (2L)

99. On information and belief, the basis of which is conversations with Petitioner Jones, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Bathroom- Mold condition at ceiling and walls
- (3) Bathroom- leak at ceiling
- (4) BR ceiling leak
- (5) BR ceiling plaster defective
- (6) BR ceiling- mold condition
- (7) Entire apartment- wall plaster defective
- (8) Hole behind stove where vermin come from
- (9) Holes at baseboard throughout entire apartment
- (10) Mice infestation
- (11) Lack of hot water

Tiffany Guity (3A)

100. On information and belief, the basis of which is conversations with Petitioner Guity, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Shower handles defective
- (3) Bathroom ceiling plaster defective
- (4) Kitchen re-painting needed
- (5) Defective door at entrance to apartment
- (6) Roach infestation
- (7) Living room floor defective
- (8) Smoke detector defective

Esvin Diaz (3B)

101. On information and belief, the basis of which is conversations with Petitioner Diaz, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Lack of hot water
- (3) Kitchen radiator leaks
- (4) Living room radiator leaks

Lucia Mejia (3C)

102. On information and belief, the basis of which is conversations with Petitioner Mejia, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Bathroom ceiling plaster defective
- (4) BR ceiling plaster defective
- (5) Bathroom- leak at steam pipe riser
- (6) Kitchen floor files defective
- (7) Bathroom faucet loose
- (8) Closet walls plaster defective
- (9) Window frames defective

Rodrigo Rojas (3D)

103. On information and belief, the basis of which is conversations with Petitioner Rojas, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Mice infestation
- (3) Lack of hot water
- (4) Kitchen ceiling- mold condition
- (5) Kitchen ceiling- leak

- (6) Kitchen ceiling- plaster damage
- (7) Bathroom heating pipe needs re-paint

Marina Doble (3E)

104. On information and belief, the basis of which is conversations with Petitioner Doble the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Bathroom ceiling leak
- (3) Bathroom wall – mold condition
- (4) Hole in bathroom wall around showerhead
- (5) Bathtub re-glaze needed
- (6) Bathtub caulking needed
- (7) Hallway closet – water leak
- (8) Hallway closet – plaster damage
- (9) Mice infestation
- (10) Cockroach infestation
- (11) Entire apartment re-paint needed

Brenda Irizarry (3H)

105. On information and belief, the basis of which is conversations with Petitioner Irizarry, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Refrigerator door gasket defective
- (4) Refrigerator temperature control defective
- (5) Freezer door gasket defective
- (6) Bathroom wall tiles falling off
- (7) BR #1- paint and plaster needed
- (8) BR #2- paint and plaster needed
- (9) Kitchen- saddle defective

- (10) Hall floor defective
- (11) Hall- paint and plaster needed
- (12) Mold on window frames

Victor Gutierrez (3J)

106. On information and belief, the basis of which is conversations with Petitioner Gutierrez, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Entire apartment- Ceiling plaster/paint defective
- (4) Entire apartment- Walls plaster/paint defective
- (5) Dining room- floor defective sloping
- (6) Kitchen sink cabinet defective
- (7) Cockroach infestation
- (8) Mold at bathroom walls
- (9) Closet- leak
- (10) Closet- mold condition
- (11) Closet #2- leak
- (12) Radiator valves defective

Faustina Santana (4A)

107. On information and belief, the basis of which is conversations with Petitioner Santana, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Bathroom wall- mold condition
- (3) Bathroom wall tiles coming off
- (4) LR ceiling plaster defective
- (5) Kitchen sink- leak from faucet
- (6) BR wall plaster defective
- (7) BR ceiling plaster defective

- (8) BR ceiling leak
- (9) Cockroach infestation
- (10) Mice infestation
- (11) Hall floor defective- sloping
- (12) LR floor defective- sloping
- (13) Smoke alarm missing

Olga Arzu (4B)

108. On information and belief, the basis of which is conversations with Petitioner Arzu, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) BR wood floor defective
- (3) BR walls paint/plaster defective
- (4) Bathtub needs reglaze
- (5) Kitchen cabinets damaged
- (6) Bathroom ceiling leak
- (7) Bathroom ceiling plaster damage
- (8) Cockroach infestation
- (9) Mice infestation
- (10) Entrance door needs re-paint
- (11) BR door does not fit frame

Zaida Ortiz (4C)

109. On information and belief, the basis of which is conversations with Petitioner Ortiz, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) BR paint and plaster needed
- (3) Bathtub re-glaze needed

Ambar Sierra (4G)

110. On information and belief, the basis of which is conversations with Petitioner Sierra, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Rat infestation
- (4) Mice infestation
- (5) Cockroach infestation
- (6) Bathroom- ceiling leak
- (7) Bathroom- paint and plaster needed
- (8) Bathroom- mold condition
- (9) BR- mold condition near windows
- (10) BR- ceiling leak
- (11) LR- leak at ceiling
- (12) LR- paint and plaster needed

Miguel Ortega Torres (4I)

111. On information and belief, the basis of which is conversations with Petitioner Ortega Torres, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Bathtub needs re-glaze
- (3) Toilet runs constantly
- (4) Toilet sweats and leaks
- (5) Kitchen outlet defective
- (6) BR window frame defective
- (7) Closet- plaster defective
- (8) Cockroach infestation
- (9) Mice infestation
- (10) Electrical problems with frequent outages

Berkis Alvarez (4L)

112. On information and belief, the basis of which is conversations with Petitioner Alvarez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Lack of hot water

Thania Damiran (5D)

113. On information and belief, the basis of which is conversations with Petitioner Damiran, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Mice infestation
- (4) BR wood floor defective
- (5) Bathroom ceiling leak
- (6) Bathroom ceiling paint and plaster needed
- (7) Window frames defective throughout

Cesar Marte (5E)

114. On information and belief, the basis of which is conversations with Petitioner Marte, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Kitchen sink drain leaking
- (4) Kitchen faucet leaks
- (5) Bathroom faucet leaks
- (6) BR ceiling leaks
- (7) LR ceiling leaks

Jose Figueroa (5G)

115. On information and belief, the basis of which is conversations with Petitioner Figueroa, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Cockroach infestation
- (3) BR ceiling leaks
- (4) Bathroom ceiling leaks
- (5) Window frame defective
- (6) Hall plaster defective
- (7) LR floor defective
- (8) Kitchen ceiling plaster defective
- (9) LR ceiling plaster defective
- (10) Hall wood floor defective

Gloria Guzman (5H)

116. On information and belief, the basis of which is conversations with Petitioner Guzman, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Kitchen- floor tiles breaking/defective
- (4) Kitchen- wall plaster defective
- (5) BR #1- Wood floor defective
- (6) BR #2- Mold condition
- (7) Bathroom light flickers

Jhoanna Gonzalez (5I)

117. On information and belief, the basis of which is conversations with Petitioner Gonzalez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas

- (2) Intercom defective
- (3) BR ceiling leak
- (4) BR wall leak near window frame
- (5) BR wall mold condition
- (6) LR floor defective/sloping
- (7) Cockroach infestation

Bryant Wilson (5J)

118. On information and belief, the basis of which is conversations with Petitioner Wilson, the conditions constituting violations in his apartment include:

- (1) Lack of cooking gas
- (2) Outlets defective throughout
- (3) Light switches defective throughout
- (4) Kitchen sink cabinet defective
- (5) Kitchen wall cabinets defective
- (6) Kitchen wall mold condition
- (7) Kitchen floor is defective- sloping
- (8) Mice infestation
- (9) Hall closet- mold condition
- (10) Ceiling leak closet by bathroom
- (11) Bathroom sink is clogged
- (12) Bathtub clogged
- (13) LR wall plaster defective
- (14) LR floors defective
- (15) Bedroom floors defective
- (16) Lack of hot water

Lorraine Gaskin (6A)

119. On information and belief, the basis of which is conversations with Petitioner Gaskin, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Lack of hot water

Reyes Muniz (6C)

120. On information and belief, the basis of which is conversations with Petitioner Muniz, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Foyer- ceiling leak
- (3) Apartment entrance door does not fit frame

Maria Mendez (6D)

121. On information and belief, the basis of which is conversations with Petitioner Mendez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Bathtub re-glaze needed
- (3) Bathroom mold condition
- (4) Windows frames defective
- (5) Entire apartment- re-paint needed
- (6) Mice infestation
- (7) Entrance door peephole defective

Juana Martinez (6F)

122. On information and belief, the basis of which is conversations with Petitioner Martinez, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas

Maria Davis (6G)

123. On information and belief, the basis of which is conversations with Petitioner Davis, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas

Felicia Brito (6H)

124. On information and belief, the basis of which is conversations with Petitioner Brito, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Kitchen- ceiling leak
- (3) Kitchen-ceiling plaster defective
- (4) Mice infestation
- (5) Kitchen- sink cabinet has holes
- (6) Kitchen- outlet defective
- (7) Entrance door frame cracked
- (8) Window guards not installed
- (9) Bathroom- mold at ceiling and walls
- (10) BR wall- leak
- (11) BR wall- mold condition
- (12) BR- plaster damage

Sandy Ramos (6L)

125. On information and belief, the basis of which is conversations with Petitioner Ramos, the conditions constituting violations in her apartment include:

- (1) Lack of cooking gas
- (2) Intercom defective
- (3) Lack of hot water
- (4) Entire apartment- plaster defective
- (5) Kitchen sink- leak from drain pipe
- (6) Bathtub clogged

126. On information and belief, the basis of which is conversations with Petitioners, Petitioners have told Respondent-landlords, or their agents, of the conditions in their homes and have made access to their homes liberally available since the conditions arose.

127. On information and belief, the basis of which is conversations with Petitioners, Petitioners did not cause any of the conditions in their apartments.

HARASSMENT

128. On information and belief, the basis of which is conversations with Petitioners, Respondent-landlords have harassed Petitioners.
129. Petitioners re-state and re-allege the allegations set forth in the paragraphs above.
130. On information and belief, the basis of which is a review of the HPD Open Violations Page dated April 14 2022, Respondent-landlords have repeatedly “fail[ed] to correct hazardous or immediately hazardous violations” in Petitioners’ units “within the time required for such corrections.” See N.Y.C. Admin. Code § 27-2004(a)(48)(b-2); Exhibit A – HPD Open Violations Page Dated April 14, 2022; specifically, as shown in the open HPD violations, repeated hazardous and immediately hazardous violations have not been timely corrected in Petitioner-tenants' apartments 1D, 1E, 1H, 2D, 2H, 3H, 4C, 4G, 5E, 5G, 5I, 5J, 6C and 6C.
131. Furthermore, Petitioner-tenants allege that Respondents have harassed them within the meaning of N.Y.C. Admin. Code § 27-2004(a)(48)(b) through “repeated interruptions or discontinuances of essential services, or an interruption or discontinuance of an essential service for an extended duration or of such significance as to substantially impair the habitability of such dwelling unit” to wit:

(1) The lack of cooking gas service which has been cut off since January 2022; lack of sufficient heat during heating season this past winter; and ongoing weekly instances of lack of hot water in Petitioners’ apartments that has been occurring for at least the past year;

(2) Petitioners allege that the failure to provide these essential services has severely impacted the habitability of their apartments, where tenants have had to live with insufficient heat and dangerous alternative heating methods; have not been able to properly bathe due to not having hot water service in their bathrooms; and have not been able to prepare adequate healthy food for their families without cooking gas, which is particularly hard on tenants who are elderly, who require special diets and/or who have larger families.

132. Petitioners allege that such failures to correct violations and lack of essential services were “intended to cause [them] to vacate” their units or surrender or waive rights associated with their occupancies and, therefore, that such failures constitute harassment. N.Y.C. Admin. Code § 27-2004(a)(48).
133. Petitioners also allege that Respondent-landlords’ neglect of the many conditions existing in the building – including frequent essential services outages, and lack of repairs of hazardous conditions – have substantially interfered with and/or disturbed their comfort, repose, peace or quiet, that such neglect was intended to cause Petitioners to vacate their units or surrender or waive rights associated with their occupancy, and, therefore, that such neglect constitutes harassment. See N.Y.C. Admin. Code §§ 27-2004(a)(48), (g).

PRIOR APPLICATION

134. On information and belief, the basis of which is conversations with Petitioners, no Petitioner has made a prior application for similar relief.

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

- (a) directing Respondents to correct the Housing Maintenance Code violations listed herein and in the attached exhibits within the time set for certifying the correction of such violations pursuant to Section 27-2115(c) of that Code or be subject to the civil penalties provided for by Section 27-2115(a) of that Code;
- (b) requiring Respondents, pursuant to Housing Maintenance Code Sections 27-2115 and 27-2121, to correct all violations of that Code that may arise in the subject apartments or the common areas of the subject building during the pendency of the proceeding;
- (c) directing Respondents, pursuant to New York City Civil Court Act Section 110(a), to correct the conditions listed herein and in the attached exhibits constituting violations of the Housing Maintenance Code, Multiple Dwelling Law, Building Code, or Health Code, within the time provided for by law;
- (d) imposing civil penalties on Respondent-landlords, pursuant to Section 27-2115(a) of the Housing Maintenance Code, for all Housing Maintenance Code violations for which

Respondent-landlords received notices of violation from HPD and for which the time for correction has already expired;

- (e) finding that Respondent-landlords harassed Petitioners in violation of Sections 27-2005(d) and 27-2004(a)(48) of the Housing Maintenance Code and imposing the appropriate penalties pursuant to Section 27-2115(m) of that Code;
- (f) enjoining Respondent-landlords from engaging in acts or omissions which constitute harassment under Section 27-2004(a)(48) of the Housing Maintenance Code;
- (g) awarding Petitioners, pursuant to Section 27-2115(o) of the Housing Maintenance Code, compensatory damages or \$1,000.00, reasonable attorneys' fees and costs, and punitive damages; and
- (h) granting Petitioners such other and further relief as this Court deems just and proper.

Dated: Bronx, New York
April 14, 2022



Russell Crane, Of Counsel
Benjamin Seibel, Of Counsel
Tel: (646) 522-5847
Tel: (646) 689-5127
rccrane@legal-aid.org
bseibel@legal-aid.org

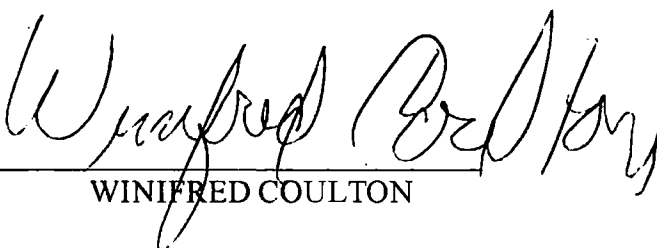
Janet E. Sabel, Attorney-in-Chief
Shervon Small, Attorney-in-Charge
THE LEGAL AID SOCIETY
Bronx Neighborhood Office
260 East 161st Street, 8th Floor
Bronx, New York 10451
Attorneys for Petitioners

VERIFICATION

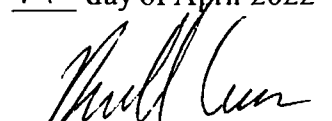
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

WINIFRED COULTON, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


WINIFRED COULTON

Sworn to before me this
14th day of April 2022


Notary Public



FILED
CLERK OF THE COURT
COUNTY OF BRONX
APR 26 2022

VERIFICATION

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

Martha Mateo, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Martha Mateo
Martha Mateo

Sworn to before me this
21st day of April 2022

Russell Crane
Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 02060210672
Qualified in Westchester County
Commission Expires March 29, 2026

VERIFICATION

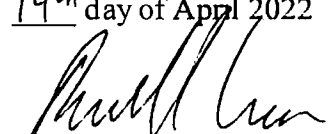
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

SANDRA CANTO, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


SANDRA CANTO

Sworn to before me this
14th day of April 2022


Notary Public

Notary Public, State of New York
No. 16081216572
Qualified in: Westchester County
Commission Expires March 29, 2024

VERIFICATION

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

YUDELKA MEJIA, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


YUDELKA MEJIA

Sworn to before me this
21st day of April 2022


Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 02CR6219572
Qualified in Westchester County
Commission Expires March 1, 2026

VERIFICATION

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

Angelina 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Angelina Diaz
Angelina Diaz

Sworn to before me this
14th day of April 2022

Benjamin Seibel
Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

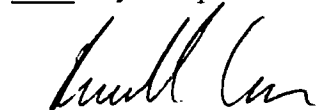
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

ESPERANZA VASQUEZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


ESPERANZA VASQUEZ

Sworn to before me this
21st day of April 2022


Notary Public

RUSSELL GRANT
Notary Public, State of New York
No. 02CR6218572
Qualified in Westchester County
Commission Expires March 29, 2026

VERIFICATION

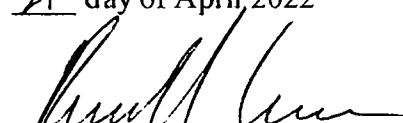
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

AURELIA MARTINEZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


AURELIA MARTINEZ

Sworn to before me this
21st day of April 2022


Notary Public

RUSSELL ORTIZ
Notary Public, State of New York
No. 02086219572
Qualified in Westchester County
Commission Expires March 29, 2026

VERIFICATION

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

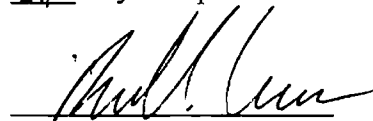
ARGENTINA GONZALEZ, being duly sworn deposes and says:

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



ARGENTINA GONZALEZ

Sworn to before me this
14th day of April 2022



Notary Public

Notary Public, State of New York
No. 02CR0218572
Qualified in Westchester County
Commission Expires March 20, 2026

VERIFICATION

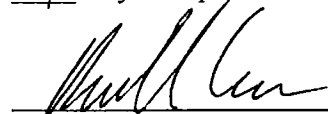
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

ASHLEY PAGAN, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


ASHLEY PAGAN

Sworn to before me this
14th day of April 2022


Notary Public

RUSSELL
Notary Public, State of New York
No. 02CR6219572
Qualified in Westchester County
Commission Expires March 29, 2026

VERIFICATION

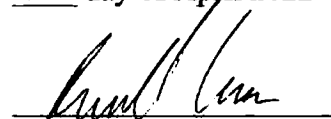
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

NIDIA LOPEZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


NIDIA LOPEZ

Sworn to before me this
26th day of April 2022


Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 02CR6219572
Qualified in Westchester County
Commission Expires March 29, 2026

VERIFICATION

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

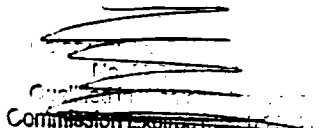
RAYMOND GARCIA, being duly sworn deposes and says:

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


 RAYMOND GARCIA

Sworn to before me this
14th day of April 2022



 Notary Public


 Commission Expires March 11, 2026

RUSSELL OPALINE
 Notary Public, State of New York
 No. 02CR8219572
 Qualified in Westchester County
 Commission Expires March 11, 2026

[illegible]


ZOILA ESCANO


Notary Public

Produced Pursuant to
Protective Order in Case No. 03-CV-00017
Casefiled in Manhattan County
Consolidation Expires March 24, 2026 26

VERIFICATION

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

Nancy Duran, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Nancy Duran

Sworn to before me this
14th day of April 2022

Phillip Lee

Notary Public

RUSSELL J. LEE
 Notary Public, State of New York
 No. 02CR6218572
 Qualified in Westchester County
 Commission Expires March 29, 2026

VERIFICATION

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

BERN

~~BERN~~ ARDA PORTES, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Bernarda Portes
~~BERN~~ ARDA PORTES
 BERN

Sworn to before me this
14th day of April 2022

Phillip C...
 Notary Public

NOTARY PUBLIC
 State of New York
 No. 62082210572
 Qualified to perform in the County of
 Commission Expires March 25, 2026

VERIFICATION

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

Tykima Jones, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

PS
Tykima Jones

Sworn to before me this
14th day of April 2022

[Signature]
 Notary Public

NOTARY PUBLIC
 State of New York
 No. 65020210852
 Qualified in Westchester County
 Commission Expires 06/30/2026

VERIFICATION

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

Tiffany Gutierrez, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Tiffany Gutierrez

Sworn to before me this
14th day of April 2022

Benjamin Seibel
Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364908
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

Esvin 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Esvin Diaz
Esvin Diaz

Sworn to before me this
21st day of April 2022

Michael Crane
Notary Public

MICHAEL CRANE
Notary Public, State of New York
No. 02086219572
Qualified in Westchester County
Commission Expires March 28, 2026

VERIFICATION

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

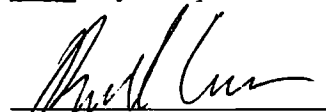
LUCIA MEJIA, being duly sworn deposes and says:

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



LUCIA MEJIA

Sworn to before me this
11th day of April 2022


Notary Public

Notary Public
My Comm. Expires 04/01/2024
Qualified in the State of New York
Commission # 26

VERIFICATION

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


RODRIGO ROJAS, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.



RODRIGO ROJAS

Sworn to before me this
26th day of April 2022



Notary Public

RUSSELL G. GRIFFIN
Notary Public, State of New York
No. 043700218572
Qualified in Westchester County
Commission Expires March 25, 2026

VERIFICATION

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

Marina Doble, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Marina Doble
 Marina Doble

Sworn to before me this
21st day of April 2022

[Signature]
 Notary Public

Notary Public
 No. 123456789
 Qualified in New York
 Commission Expires 12/31/2024

VERIFICATION

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


BRENDA IRIZARRY, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.



BRENDA IRIZARRY
~~IRIZARRY~~
IRIZARRY

Sworn to before me this
14th day of April 2022



Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 02CR6219572
Qualified in the County of
Commission Expires 04/29/2026

[illegible]

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

VICTOR GUTIERREZ
VICTOR GUTIERREZ

Sworn to before me this
14th day of April 2022


Notary Public

RUSSELL CRANE
Notary Public New York
No. 0
County
Date

VERIFICATION

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

FAUSTINA SANTANA, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.



FAUSTINA SANTANA

Sworn to before me this
26th day of April 2022



Notary Public


RUSSELL CRANE
Notary Public, State of New York
No. 02CR6219572
Qualified in Westchester County
Commission Expires March 31, 2026

[illegible]

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

Olga Marzu
OLGA MARZU

Sworn to before me this
14th day of April 2022


Notary Public

RUSTENBERG
 Notary Public for the State of New York
 No. 02GR6219572
 My Comm. Expires 12/31/2014
 My Office is located in the County of
 Madison, New York.

VERIFICATION

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

ZAIDA ORTIZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


ZAIDA ORTIZ

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

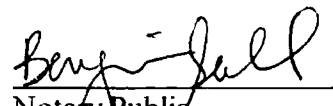
AMBAR SIERRA, being duly sworn deposes and says:

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



AMBAR SIERRA

Sworn to before me this
14th day of April 2022



Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

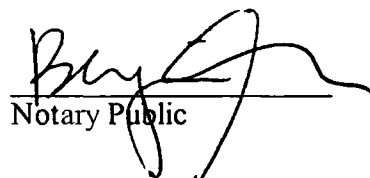
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

MIGUEL ORTEGA TORRES, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


MIGUEL ORTEGA TORRES

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

BERKES

~~BERKYS~~ 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Belkis Alvarez
~~BERKYS~~ ALVAREZ
 BERKIS

Sworn to before me this
21st day of April 2022

Paul L. [Signature]
 Notary Public

RUSSELL CRANE
 Notary Public New York
 No. 0 2
 Commission Expires 2026
 120, 26

VERIFICATION

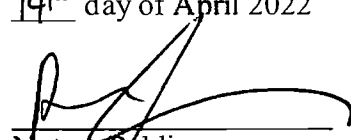
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

THANIA DAMIRAN, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


THANIA DAMIRAN

Sworn to before me this
14th day of April 2022



Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 015476443
Qualified in Kings County
My commission expires Sept. 18, 2025

VERIFICATION

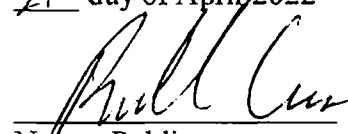
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)


CESAR MARTE, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


CESAR MARTE

Sworn to before me this
21st day of April, 2022


Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 06090210572
Qualified &
Commissioner, City , 2022 

VERIFICATION

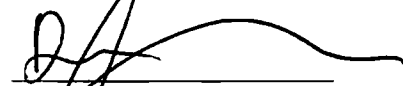
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

Jose Figueroa, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

JOSE A FIGUEROA
Jose Figueroa

Sworn to before me this
14th day of April 2022



Notary Public

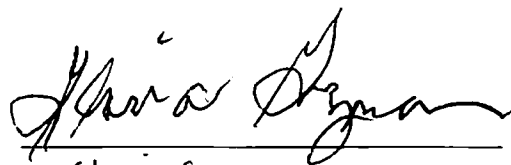
Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

Gloria Guzman, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


Gloria Guzman

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 025890109
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

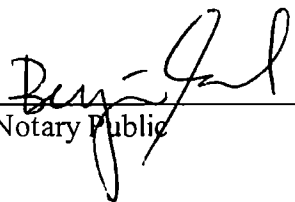
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

JHOANNA GONZALEZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


JHOANNA GONZALEZ

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION


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

BRYANT WILSON, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


BRYANT WILSON

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

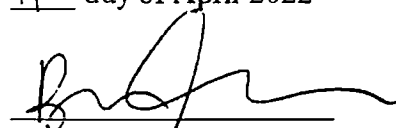
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

LORRAINE GASKIN, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


LORRAINE GASKIN

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

REYES MUNIZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


REYES MUNIZ

Sworn to before me this
14th day of April 2022



Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

MARIA MENDEZ, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


MARIA MENDEZ

Sworn to before me this
14th day of April 2022


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

Jvana Martinez, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Jvana Martinez
Jvana Martinez

Sworn to before me this
14th day of April 2022

[Signature]
Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 02SE6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

Maria Davis, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Maria Davis
/ Maria Davis

Sworn to before me this
26th day of April 2022

Russell Crane
Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 02CR6219572
Qualified in Westchester County
Commission Expires March 26, 2026

VERIFICATION

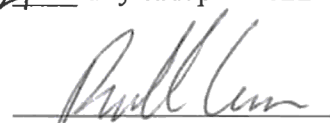
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

FELICIA BRITO, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.


FELICIA BRITO

Sworn to before me this
21st day of April 2022


Notary Public

RUSSELL CRANE
Notary Public, State of New York
No. 6206219572
Qualified in Westchester County
Commission Expires March 20, 2026

VERIFICATION

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

Sandy Ramos, 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 pertaining to the building as a whole and my individual apartment, except as to those matters alleged to be on information and belief, and as to those matters, I believe them to be true.

Sandy Ramos

Sworn to before me this
14th day of April 2022

[Signature]
Notary Public

[Signature]
Commission Expires: 26

[Signature]
Commission Expires: 26

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

-----X
WINIFRED COULTON, Et Al.

Petitioners,

Index No.

-against-

**AFFIRMATION OF
TRANSLATION**

PATBRU REALTY CO LLC, Et Al.,

Respondent-Landlords,

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

Respondent.

-----X

RUSSELL CRANE, hereby affirms, under penalty of perjury:

1. I am of counsel to the Legal Aid Society, who are attorneys for Petitioner-tenants Winifred Coulton, et al. herein.
2. I speak English and Spanish fluently.
3. On April 14, 2022, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners, Sandra Canto, Yudelka Mejia, Zoila Escano, Nancy Duran, Bernarda Portes, Lucia Mejia, Olga Arzu, and Sandy Ramos.
4. On April 21, 2022, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners, Martha Mateo, Esperanza Vasquez, Aurelia Martinez, Marina Doble, Berkis Alvarez, Cesar Marte, and Felicia Brito.
5. On April 26, 2022, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners Nidia Lopez, Rodrigo Rojas, and Faustina Santana.
6. The above Petitioners referenced in paragraphs three, four and five are all primarily Spanish speakers.

7. 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.

Dated: April 29, 2022
Bronx, New York

A handwritten signature in cursive script, appearing to read "Russell Crane", is written on a light-colored rectangular background.

RUSSELL CRANE

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

-----X

WINIFRED COULTON, Et Al.

Petitioners,

Index No.

-against-

AFFIDAVIT OF
TRANSLATION

PATBRU REALTY CO LLC, Et Al.,

Respondent-Landlords,

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

Respondent.

-----X

STATE OF NEW YORK)
 : SS
COUNTY OF BRONX)

Brianda Guzman, being duly sworn, deposes and says:

1. I am a paralegal employed by the Legal Aid Society, who are attorneys for Petitioner-tenants Deborah Smith, et al. herein.
2. I speak English and Spanish fluently.
3. On April 14, 2022, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners Angelina Diaz, Zaida Ortiz, Ambar Sierra, Thania Damiran, Jose Figueroa, Gloria Guzman, Reyes Muniz, Maria Mendez, and Juana Martinez.
4. The above Petitioners referenced in paragraphs three are 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

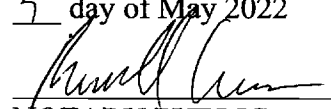
to matters he or she knew upon information and belief, he or she believed those matters to be true.

3
Dated: May ~~2~~, 2022
Bronx, New York



BRIANDA GUZMAN

Sworn to before me this
3rd day of May 2022



NOTARY PUBLIC

Russell Crane
Notary Public, State of New York
Registration No. 02CR6219572
Qualified in Westchester County
Commission Expires 3/29/2026

EXHIBIT A

4/14/2022
061620HPD Building, Registration & Violation Services --- Select --- [Home](#)

The selected address: 1349 STRATFORD AVENUE, Bronx 10472

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	
111995	Active	1349-1349	03866	0049	9	5600	6	72	0	PVT	200630	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****Ecertainment****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	12/17/2021 09/01/2022		ROONEY	MICHAEL	1328	NEW YORK AVENUE		Huntington Station	NY	11746
Officer	12/17/2021 09/01/2022		ROONEY, JR.	MICHAEL	1328	NEW YORK AVENUE		Huntington Station	NY	11746
Corporation	12/17/2021 09/01/2022	PATBRU REALTY CO, LLC			1328	NEW YORK AVENUE		Huntington Station	NY	11746
Managing Agent	12/17/2021 09/01/2022	CONCORD MANAGEMENT OF NY, LLC	ROONEY, JR.	MICHAEL	50	WEST 132ND STREET		New York	NY	10037

Open Violations - ALL DATES**There are 216 Violations. Arranged by category: A class: 28 B class: 113 C class: 75 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	Order no	Violation ID, NOV ID, NOV Type	Violation Description	Status Status Date	Certify By Date Actual Cert. Date
1E 1	2022/04/07 2022/04/11	C	742 *	15103896 7870816 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/04/24
3F 3	2022/04/07 2022/04/11	C	742 *	15103899 7870817 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 3f, 3rd story, 3rd apartment from north at east	NOV SENT 2022/04/11	2022/04/24
3F 3	2022/04/07 2022/04/11	B	508	15103900 7870807 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 3f, 3rd story, 3rd apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3F 3	2022/04/07 2022/04/11	B	508	15103901 7870807 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 3f, 3rd story, 3rd apartment from north at east	NOV SENT 2022/04/11	2022/05/30
5A 3	2022/04/07 2022/04/11	C	742 *	15103902 7870818 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5a, 3rd story, 4th apartment from south at west	NOV SENT 2022/04/11	2022/04/24
5E 5	2022/04/07 2022/04/11	C	742 *	15103906 7870819 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen	NOV SENT 2022/04/11	2022/04/24

				located at apt 5e, 5th story, 2nd apartment from south at west		
5E 5	2022/04/07 B 2022/04/11	505	15103907 7870808 Original	§ 27-2005 adm code replace with new the broken or defective base cabinet under sink in the kitchen located at apt 5e, 5th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/05/30
5E 5	2022/04/07 B 2022/04/11	502	15103908 7870808 Original	§ 27-2005 adm code properly repair with similar material the broken or defective vinyl tiles floor throughout in the entire apartment located at apt 5e, 5th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/05/30
5G 5	2022/04/07 C 2022/04/11	742 *	15103913 7870820 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5g, 5th story, 4th apartment from north at east	NOV SENT 2022/04/11	2022/04/24
1	2022/04/07 C 2022/04/11	530	15103916 7870828 Original	§ 27-2005, 2007, 204.1 hmc code: arrange and make self-closing the doors at building entrance , 1st story	NOV SENT 2022/04/11	2022/05/12
5J 5	2022/04/07 C 2022/04/11	742 *	15103919 7870821 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT 2022/04/11	2022/04/24
5J 5	2022/04/07 B 2022/04/11	508	15103921 7870809 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 5j, 5th story, 1st apartment from south at west	NOV SENT 2022/04/11	2022/05/30
5J 5	2022/04/07 B 2022/04/11	502	15103923 7870809 Original	§ 27-2005 adm code properly repair with similar material the broken or defective porcelain enamel at bathtub in the bathroom located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT 2022/04/11	2022/05/30
6K 6	2022/04/07 C 2022/04/11	742 *	15103929 7870815 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/04/24
6K 6	2022/04/07 B 2022/04/11	702	15103930 7870806 Original	§ 27-2045 adm code repair or replace the smoke detector defective in the entire apartment located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/05/30
6K 6	2022/04/07 B 2022/04/11	1503	15103931 7870806 Original	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). defective in the entire apartment located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/05/30
6K 6	2022/04/07 B 2022/04/11	505	15103932 7870806 Original	§ 27-2005 adm code replace with new the broken or defective door at entrance in the bathroom located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/05/30
6K 6	2022/04/07 A 2022/04/11	554	15103933 7870804 Original	§ 27-2005 adm code paint metal in accordance with dept. regulation the steam riser in the bathroom located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/07/29
6K 6	2022/04/07 B 2022/04/11	508	15103934 7870806 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 4th room from east located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/05/30
6K 6	2022/04/07 C 2022/04/11	510	15103935 7870815 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of padlock with latch installed at door leading to the fire escape exit in the 4th room from east located at apt 6k, 6th story, 2nd apartment from south at west	NOV SENT 2022/04/11	2022/04/24
5D 5	2022/04/07 C 2022/04/11	742 *	15103936 7870822 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5d, 5th story, 1st apartment from north at east	NOV SENT 2022/04/11	2022/04/24
5D 5	2022/04/07 B 2022/04/11	508	15103937 7870810 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 5d, 5th story, 1st apartment from north at east	NOV SENT 2022/04/11	2022/05/30
4G 4	2022/04/07 C 2022/04/11	569	15103942 7870827 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 4g, 4th story, 4th apartment from north at east	NOI SENT 2022/04/11	2022/05/12
4G 4	2022/04/07 B 2022/04/11	702	15103943 7870811 Original	§ 27-2045 adm code repair or replace the smoke detector defective in the entire apartment located at apt 4g, 4th story, 4th apartment from north at east	NOV SENT 2022/04/11	2022/05/30
4G 4	2022/04/07 B 2022/04/11	1503	15103944 7870811 Original	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). defective in the entire apartment located at apt 4g, 4th story, 4th apartment from north at east	NOV SENT 2022/04/11	2022/05/30
4G 4	2022/04/07 C 2022/04/11	742 *	15103945 7870823	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen	NOV SENT 2022/04/11	2022/04/24

			Original	located at apt 4g, 4th story, 4th apartment from north at east		
4G 4	2022/04/07 B 2022/04/11	508	15103946 7870811 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 4g, 4th story, 4th apartment from north at east	NOV SENT 2022/04/11	2022/05/30
4G 4	2022/04/07 B 2022/04/11	508	15103947 7870811 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east and south wall in the 3rd room from east located at apt 4g, 4th story, 4th apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3E 3	2022/04/07 C 2022/04/11	742 *	15103950 7870824 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 3e, 3rd story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/04/24
3E 3	2022/04/07 C 2022/04/11	510	15103951 7870824 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of key operated lock installed at door leading to the fire escape exit in the 1st room from east located at apt 3e, 3rd story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/04/24
3E 3	2022/04/07 B 2022/04/11	550	15103952 7870814 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and south wall approx. 10 sq.ft in the bathroom located at apt 3e, 3rd story, 2nd apartment from north at east	NOI SENT 2022/04/11	2022/05/30
3E 3	2022/04/07 B 2022/04/11	508	15103953 7870812 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and south wall in the bathroom located at apt 3e, 3rd story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3E 3	2022/04/07 B 2022/04/11	502	15103954 7870812 Original	§ 27-2005 adm code properly repair with similar material the broken or defective caulking around of bathtub in the bathroom located at apt 3e, 3rd story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3E 3	2022/04/07 B 2022/04/11	502	15103955 7870812 Original	§ 27-2005 adm code properly repair with similar material the broken or defective vinyl tiles floor in the kitchen located at apt 3e, 3rd story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3E 3	2022/04/07 B 2022/04/11	508	15103956 7870812 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 3e, 3rd story, 2nd apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3D 3	2022/04/07 C 2022/04/11	742 *	15103968 7870825 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 3d, 3rd story, 1st apartment from north at east	NOV SENT 2022/04/11	2022/04/24
3D 3	2022/04/07 C 2022/04/11	790	15103969 7870826 Original	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) in accordance with the specifications of the new york city health code section 24 rcny chapter 12. wg to install = 2; wg to replace = 0; wg to repair = 0; in the entire apartment located at apt 3d, 3rd story, 1st apartment from north at east	NOV SENT 2022/04/11	2022/05/12
3D 3	2022/04/07 B 2022/04/11	583	15103970 7870813 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the kitchen located at apt 3d, 3rd story, 1st apartment from north at east	NOV SENT 2022/04/11	2022/05/30
3D 3	2022/04/07 A 2022/04/11	550	15103971 7870805 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling approx. 3 sq.ft in the kitchen located at apt 3d, 3rd story, 1st apartment from north at east	NOI SENT 2022/04/11	2022/07/29
3K 3	2022/03/28 C 2022/03/29	664	15068430 7856724 Original	§ 27-2028, 2032 adm code provide an adequate supply of heat from an approved central heating system, or an approved system of gas or electrical heating in good operating condition for the dwelling unit in the 2nd room from east located at apt 3k, 3rd story, 2nd apartment from south at west , section "south"	CIV14 MAILED 2022/04/06	2022/04/10 2022/04/05
3K 3	2022/03/28 C 2022/03/29	510	15068431 7857236 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of hot water temp. exceeding 130 degrees in the entire apartment located at apt 3k, 3rd story, 2nd apartment from south at west , section "south"	CIV14 MAILED 2022/04/06	2022/04/11 2022/04/05
3K 3	2022/03/28 C 2022/03/29	742 *	15068432 7857236 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures .. in the kitchen located at apt 3k, 3rd story, 2nd apartment from south at west , section "south"	NOV SENT 2022/03/29	2022/04/11
All Stories	2022/03/28 C 2022/03/29	791	15068433 7857238 Original	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) throughout the public areas in accordance with the	NOV SENT 2022/03/29	2022/04/29

		specifications of the new york city health code section 24 rcny chapter 12.					
Fire Escape	2022/03/28 C 2022/03/29	513 *	15068434 7857237 Original	§ 27-2005 adm code fire escape defective. adjust the dropladder so that it will slide easily in the guide rods at front at fire escape	NOV CERT 2022/04/11	2022/04/11	2022/04/11
1D 1	2022/03/28 B 2022/03/29	502	15075946 7857234 Original	§ 27-2005 adm code properly repair with similar material the broken or defective wood underlayment at floor in the kitchen located at apt 1d, 1st story, 1st apartment from north at east	NOV SENT 2022/03/29	2022/05/17	
1D 1	2022/03/28 A 2022/03/29	502	15075947 7857233 Original	§ 27-2005 adm code properly repair with similar material the broken or defective vinyl tiles at floor in the kitchen located at apt 1d, 1st story, 1st apartment from north at east	NOV SENT 2022/03/29	2022/07/16	
1D 1	2022/03/28 C 2022/03/29	742 *	15075948 7857235 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures gas range in the kitchen located at apt 1d, 1st story, 1st apartment from north at east	NOV SENT 2022/03/29	2022/04/11	
1D 1	2022/03/28 C 2022/03/29	664	15075949 7856724 Original	§ 27-2028, 2032 adm code provide an adequate supply of heat from an approved central heating system, or an approved system of gas or electrical heating in good operating condition for the dwelling unit in the entire apartment located at apt 1d, 1st story, 1st apartment from north at east	CIV14 MAILED 2022/04/07	2022/04/10	2022/04/06
1D 1	2022/03/28 C 2022/03/29	670 *	15075950 7856724 Original	§ 27-2031 adm code provide hot water at all hot water fixtures in the entire apartment located at apt 1d, 1st story, 1st apartment from north at east	CIV14 MAILED 2022/04/07	2022/04/10	2022/04/06
3K 3	2022/03/23 B 2022/03/24	508	15065664 7851694 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the kitchen located at apt 3k, 3rd story, 2nd apartment from south at west	CIV14 MAILED 2022/04/06	2022/05/12	2022/04/05
3K 3	2022/03/23 C 2022/03/24	742 *	15065665 7851695 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at gas range in the kitchen located at apt 3k, 3rd story, 2nd apartment from south at west	NOV SENT 2022/03/24	2022/04/06	
3H 3	2022/03/23 C 2022/03/24	664	15065666 7851144 Original	§ 27-2028, 2032 adm code provide an adequate supply of heat from an approved central heating system, or an approved system of gas or electrical heating in good operating condition for the dwelling unit in the entire apartment located at apt 3h, 3rd story, 5th apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/05	2022/04/05
3H 3	2022/03/23 C 2022/03/24	670 *	15065667 7851144 Original	§ 27-2031 adm code provide hot water at all hot water fixtures in the entire apartment located at apt 3h, 3rd story, 5th apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/05	2022/04/05
3H 3	2022/03/23 C 2022/03/24	742 *	15065668 7851696 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures no cooking gas at gas range in the kitchen located at apt 3h, 3rd story, 5th apartment from north at east	NOV SENT 2022/03/24	2022/04/06	
1G 1	2022/03/10 B 2022/03/14	742 *	15035481 7823772 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the entire apartment located at apt 1g, 1st story, 1st apartment from east at south	NOV SENT 2022/03/14	2022/05/02	
6F 6	2022/02/24 C 2022/03/02	742 *	14943768 7752219 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 6f, 6th story, 3rd apartment from north at east	NOV SENT 2022/03/02	2022/03/15	
4J 4	2022/02/24 C 2022/03/02	530	14943784 7752235 Original	§ 27-2005, 2007, 204.1 hmc code: arrange and make self-closing the doors in the entrance located at apt 4j, 4th story, 1st apartment from south at west	CIV14 MAILED 2022/04/04	2022/04/02	2022/04/01
4J 4	2022/02/24 C 2022/03/02	742 *	14943786 7752220 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 4j, 4th story, 1st apartment from south at west	NOV SENT 2022/03/02	2022/03/15	
4J 4	2022/02/24 A 2022/03/02	556	14943787 7752203 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling in the bathroom located at apt 4j, 4th story, 1st apartment from south at west	NOV SENT 2022/03/02	2022/06/19	
4J 4	2022/02/24 B 2022/03/02	502	14943790 7752210 Original	§ 27-2005 adm code properly repair with similar material the broken or defective ceramic tiles at window frame in the bathroom located at apt 4j, 4th story, 1st apartment from south at west	NOV SENT 2022/03/02	2022/04/20	
4J 4	2022/02/24 B 2022/03/02	508	14943798 7752210 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 3rd room from east at south located at apt 4j, 4th story, 1st apartment from south at west	NOV SENT 2022/03/02	2022/04/20	
5F 5	2022/02/24 B 2022/03/02	702	14943809 7752211 Original	§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt 5f, 5th story, 3rd apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20	2022/04/05
5F	2022/02/24 B	1503	14943811	§ 27-2046.1 hmc: repair or replace the carbon	CIV14	2022/04/20	

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HPD Building Info

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5	2022/03/02		7752211	monoxide detecting device(s). missing in the entire apartment located at apt 5f, 5th story, 3rd apartment from north at east	MAILED 2022/04/06	2022/04/05
5F 5	2022/02/24 C 2022/03/02	742 *	14943813 7752221 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5f, 5th story, 3rd apartment from north at east	NOV SENT 2022/03/02	2022/03/15
5A 5	2022/02/24 C 2022/03/02	742 *	14943819 7752222 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5a, 5th story, 4th apartment from south at west	NOV SENT 2022/03/02	2022/03/15
5A 5	2022/02/24 A 2022/03/02	550	14943827 7752207 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at east wall approx. 4 sq.ft in the 1st room from east located at apt 5a, 5th story, 4th apartment from south at west	NOI SENT 2022/03/02	2022/06/19
5A 5	2022/02/24 A 2022/03/02	550	14943835 7752207 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and north wall approx. 5 sq.ft in the bathroom located at apt 5a, 5th story, 4th apartment from south at west	NOI SENT 2022/03/02	2022/06/19
5A 5	2022/02/24 B 2022/03/02	502	14943839 7752212 Original	§ 27-2005 adm code properly repair with similar material the broken or defective porcelain enamel at bathtub in the bathroom located at apt 5a, 5th story, 4th apartment from south at west	CIV10 MAILED 2022/04/11	2022/04/20 2022/03/30
6C 6	2022/02/24 C 2022/03/02	742 *	14943871 7752223 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 6c, 6th story, 6th apartment from south at west	NOV SENT 2022/03/02	2022/03/15
6C 6	2022/02/24 B 2022/03/02	579	14943873 7752213 Original	§ 27-2026 adm code repair the leaky and/or defective faucets at sink in the kitchen located at apt 6c, 6th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
6C 6	2022/02/24 B 2022/03/02	508	14943874 7752213 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the kitchen located at apt 6c, 6th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
6C 6	2022/02/24 B 2022/03/02	508	14943875 7752213 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at north and east wall in the private hallway located at apt 6c, 6th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
6C 6	2022/02/24 B 2022/03/02	508	14943877 7752213 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and all walls in the foyer located at apt 6c, 6th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
6C 6	2022/02/24 B 2022/03/02	508	14943879 7752213 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at all walls in the 3rd room from east at north located at apt 6c, 6th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
6C 6	2022/02/24 B 2022/03/02	508	14943882 7752213 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east and south wall in the 4th room from east at north located at apt 6c, 6th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
6D 6	2022/02/24 C 2022/03/02	742 *	14943889 7752224 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 6d, 6th story, 1st apartment from north at east	NOV SENT 2022/03/02	2022/03/15
6D 6	2022/02/24 B 2022/03/02	508	14943894 7752214 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color around of steam riser at ceiling in the kitchen located at apt 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20 2022/04/05
6D 6	2022/02/24 C 2022/03/02	569	14943901 7752230 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/04	2022/04/02 2022/04/01
6D 6	2022/02/24 B 2022/03/02	702	14943902 7752214 Original	§ 27-2045 adm code repair or replace the smoke detector defective in the entire apartment located at apt 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20 2022/04/05
6D 6	2022/02/24 B 2022/03/02	1503	14943903 7752214 Original	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). defective in the entire apartment located at apt 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20 2022/04/05
6D 6	2022/02/24 C 2022/03/02	790	14943906 7752229 Original	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) in accordance with the specifications of the new york	CIV14 MAILED 2022/04/04	2022/04/02 2022/04/01

				city health code section 24 rcny chapter 12. wg to install = 6; wg to replace = 0; wg to repair = 0; in the entire apartment located at apt 6d, 6th story, 1st apartment from north at east		
6D 6	2022/02/24 B 2022/03/02	508	14943908 7752214 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 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20 2022/04/05
6D 6	2022/02/24 B 2022/03/02	502	14943910 7752214 Original	§ 27-2005 adm code properly repair with similar material the broken or defective porcelain enamel at bathtub in the bathroom located at apt 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20 2022/04/05
6D 6	2022/02/24 C 2022/03/02	510	14943914 7752224 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of key operated lock installed at door leading to the fire escape exit in the 1st room from east at south located at apt 6d, 6th story, 1st apartment from north at east	1 NO ACCESS 2022/04/08	2022/03/15 2022/03/15
6D 6	2022/02/24 B 2022/03/02	508	14943915 7752214 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the private hallway located at apt 6d, 6th story, 1st apartment from north at east	CIV14 MAILED 2022/04/06	2022/04/20 2022/04/05
4F 4	2022/02/24 C 2022/03/02	742 *	14943926 7752225 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 4f, 4th story, 3rd apartment from north at east	NOV SENT 2022/03/02	2022/03/15
4F 4	2022/02/24 B 2022/03/02	583	14943928 7752215 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the kitchen located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4F 4	2022/02/24 B 2022/03/02	508	14943940 7752215 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the kitchen located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4F 4	2022/02/24 B 2022/03/02	508	14943941 7752215 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and north wall in the foyer located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4F 4	2022/02/24 C 2022/03/02	569	14943942 7752231 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 4f, 4th story, 3rd apartment from north at east	CIV14 MAILED 2022/04/04	2022/04/02 2022/04/01
4F 4	2022/02/24 B 2022/03/02	583	14943945 7752215 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the 1st room from east located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4F 4	2022/02/24 B 2022/03/02	508	14943946 7752215 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and south wall in the 1st room from east located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4F 4	2022/02/24 B 2022/03/02	583	14943947 7752215 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4F 4	2022/02/24 B 2022/03/02	508	14943948 7752215 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and west wall in the bathroom located at apt 4f, 4th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4C 4	2022/02/24 C 2022/03/02	742 *	14943950 7752226 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 4c, 4th story, 6th apartment from south at west	NOV SENT 2022/03/02	2022/03/15
4C 4	2022/02/24 B 2022/03/02	508	14943951 7752216 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and south wall in the kitchen located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4C 4	2022/02/24 B 2022/03/02	579	14943952 7752216 Original	§ 27-2026 adm code repair the leaky and/or defective faucets at sink in the kitchen located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4C 4	2022/02/24 B 2022/03/02	508	14943954 7752216 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at all walls in the 3rd room from east at south located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4C 4	2022/02/24 B 2022/03/02	502	14943955 7752216 Original	§ 27-2005 adm code properly repair with similar material the broken or defective vinyl tiles floor in the 3rd room from east at south located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS 2022/04/08	2022/04/20 2022/03/30
4C	2022/02/24 B	502	14943956	§ 27-2005 adm code properly repair with similar	1 NO	2022/04/20

4	2022/03/02		7752216	material the broken or defective wood sub flooring in the 3rd room from east at south located at apt 4c, 4th story, 6th apartment from south at west	ACCESS	2022/03/30
4C	2022/02/24 B	688	14943957	§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures at light fixture at ceiling in the 3rd room from east at south located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS	2022/04/20 2022/03/30
4	2022/03/02		7752216	Original	2022/04/08	
4C	2022/02/24 B	688	14943959	§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures at light fixture at ceiling in the foyer located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS	2022/04/20 2022/03/30
4	2022/03/02		7752216	Original	2022/04/08	
4C	2022/02/24 B	508	14943961	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and all walls in the bathroom located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS	2022/04/20 2022/03/30
4	2022/03/02		7752216	Original	2022/04/08	
4C	2022/02/24 B	508	14943962	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 3rd room from east at north located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS	2022/04/20 2022/03/30
4	2022/03/02		7752216	Original	2022/04/08	
4C	2022/02/24 A	556	14943963	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling and all walls in the entire apartment located at apt 4c, 4th story, 6th apartment from south at west	1 NO ACCESS	2022/06/19 2022/03/30
4	2022/03/02		7752205	Original	2022/04/08	
5J	2022/02/24 C	742 *	14943965	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/03/15 2022/03/02
5	2022/03/02		7752227	Original		
5J	2022/02/24 B	505	14943969	§ 27-2005 adm code replace with new the broken or defective base cabinet under sink in the kitchen located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	508	14943970	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east wall in the kitchen located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	688	14943971	§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures at electrical outlet at north wall in the kitchen located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	702	14943972	§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt 5j, 5th story, 1st apartment from south at west	CIV14 MAILED	2022/04/20 2022/04/06 2022/04/07
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	1503	14943973	§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt 5j, 5th story, 1st apartment from south at west	CIV14 MAILED	2022/04/20 2022/04/06 2022/04/07
5	2022/03/02		7752217	Original		
5J	2022/02/24 C	569	14943975	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5j, 5th story, 1st apartment from south at west	CIV14 MAILED	2022/04/02 2022/04/01 2022/04/04
5	2022/03/02		7752232	Original		
5J	2022/02/24 B	583	14943976	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	508	14943977	§ 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 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	502	14943978	§ 27-2005 adm code properly repair with similar material the broken or defective caulking at ceramic tiles around of bathtub in the bathroom located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	506	14943979	§ 27-2005 adm code replace with new the missing door knob at entrance in the 1st room from east located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	506	14943980	§ 27-2005 adm code replace with new the missing door knob at closet at south wall in the 1st room from east located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	583	14943981	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling at 1st and 2nd closet from north at east in the foyer located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT	2022/04/20 2022/03/02
5	2022/03/02		7752217	Original		
5J	2022/02/24 B	508	14943982	§ 27-2005 adm code repair the broken or defective	NOV SENT	2022/04/20

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5	2022/03/02		7752217 Original	plastered surfaces and paint in a uniform color at ceiling and all walls at 1st and 2nd closet from north at east in the foyer located at apt 5j, 5th story, 1st apartment from south at west	2022/03/02	
5J 5	2022/02/24 B 2022/03/02	506	14943983 7752217 Original	§ 27-2005 adm code replace with new the missing door knob at 1st closet from north at east in the foyer located at apt 5j, 5th story, 1st apartment from south at west	NOV SENT 2022/03/02	2022/04/20
5G 5	2022/02/24 C 2022/03/02	742 *	14943984 7752228 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5g, 5th story, 4th apartment from north at east	NOV SENT 2022/03/02	2022/03/15
5G 5	2022/02/24 C 2022/03/02	568	14943985 7752233 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5g, 5th story, 4th apartment from north at east	CIV14 MAILED 2022/04/04	2022/04/02 2022/04/01
5G 5	2022/02/24 C 2022/03/02	510	14943988 7752228 Original	§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of uncapped inactive gas pipeline behind the stove in the kitchen located at apt 5g, 5th story, 4th apartment from north at east	NOV SENT 2022/03/02	2022/03/15
5G 5	2022/02/24 A 2022/03/02	550	14943990 7752208 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and window header approx. 4 sq.ft in the bathroom located at apt 5g, 5th story, 4th apartment from north at east	NOI SENT 2022/03/02	2022/06/19
5G 5	2022/02/24 B 2022/03/02	508	14943992 7752218 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling, north and east wall in the 1st room from east located at apt 5g, 5th story, 4th apartment from north at east	CIV10 MAILED 2022/04/11	2022/04/20 2022/03/30
1	2022/02/24 C 2022/03/02	530	14943993 7752234 Original	§ 27-2005, 2007, 204.1 hmc code: arrange and make self-closing the doors at building entrance , 1st story	NOV CERT 2022/04/01	2022/04/02 2022/04/01
1	2022/02/24 A 2022/03/02	722	14943994 7752202 Original	§ 27-2053 adm code post sign on wall of entrance story bearing name, address including apartment number if any, and telephone number of superintendent, janitor or housekeeper. at public hall, 1st story	NOV CERT 2022/04/05	2022/06/19 2022/04/05
1	2022/02/24 B 2022/03/02	538 *	14943995 7752209 Original	§ 27-2005, 2007 adm code remove all encumbrances consisting of house hold items under staircase at south section at public hall, 1st story	NOV CERT 2022/04/05	2022/04/20 2022/04/05
1	2022/02/24 B 2022/03/02	552	14943996 7752209 Original	§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the floor under staircase at north section at public hall, 1st story	NOV CERT 2022/04/05	2022/04/20 2022/04/05
All Stories	2022/02/24 A 2022/03/02	553	14943998 7752202 Original	§ 27-2011 adm code cleanse to the satisfaction of this department the floors, stairs and public halls at all stories	NOV CERT 2022/04/05	2022/06/19 2022/04/05
Basement	2022/02/24 C 2022/03/02	530	14944001 7752234 Original	§ 27-2005, 2007, 204.1 hmc code: arrange and make self-closing the doors at entrance at boiler room	NOV CERT 2022/04/01	2022/04/02 2022/04/01
Basement	2022/02/24 B 2022/03/02	506	14944005 7752209 Original	§ 27-2005 adm code replace with new the missing door knob at entrance at boiler room	NOV CERT 2022/04/05	2022/04/20 2022/04/05
Basement	2022/02/24 B 2022/03/02	552	14944008 7752209 Original	§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the floor at boiler room	NOV CERT 2022/04/05	2022/04/20 2022/04/05
Basement	2022/02/24 B 2022/03/02	552	14944009 7752209 Original	§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the floor at basement	NOV CERT 2022/04/05	2022/04/20 2022/04/05
6	2022/02/24 B 2022/03/02	502	14944010 7752209 Original	§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at ceiling and east wall at public hall, 6th story, section "south"	NOV SENT 2022/03/02	2022/04/20
6	2022/02/24 A 2022/03/02	556	14944011 7752202 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling and east wall at public hall, 6th story, section "south"	NOV SENT 2022/03/02	2022/06/19
6	2022/02/24 B 2022/03/02	507 *	14944015 7752209 Original	§ 27-2005 adm code repair the roof so that it will not leak at ceiling at public hall, 6th story, section "north"	NOV SENT 2022/03/02	2022/04/20
6	2022/02/24 B 2022/03/02	502	14944016 7752209 Original	§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at ceiling at public hall, 6th story, section "north"	NOV SENT 2022/03/02	2022/04/20
6	2022/02/24 A 2022/03/02	556	14944017 7752202 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling at public hall, 6th story, section "north"	NOV SENT 2022/03/02	2022/06/19

Roof	2022/02/24 C 2022/03/02	530	14944018 7752234 Original	§ 27-2005, 2007, 204.1 hmc code: arrange and make self-closing the doors at entrance at bulkhead at north section	NOV CERT 2022/04/01	2022/04/02 2022/04/01
Roof	2022/02/24 B 2022/03/02	506	14944019 7752209 Original	§ 27-2005 adm code replace with new the missing approved wire mesh screen below the skylight at ceiling at north and south bulkhead	NOV SENT 2022/03/02	2022/04/20
Roof	2022/02/24 B 2022/03/02	502	14944024 7752209 Original	§ 27-2005 adm code properly repair with similar material the broken or defective eroded mortar brick joints at chimney at roof	NOV SENT 2022/03/02	2022/04/20
6G 6	2022/02/17 A 2022/02/22	508	14835022 7688411 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color south wall in the 1st room from east located at apt 6g, 6th story, 2nd apartment from north at east , 1st section from east at south	1 NO ACCESS 2022/04/08	2022/06/11 2022/03/30
6G 6	2022/02/17 B 2022/02/22	507 *	14835023 7688413 Original	§ 27-2005 adm code repair the roof so that it will not leak over ceiling and south wall in the 1st room from east located at apt 6g, 6th story, 2nd apartment from north at east , 1st section from east at south	1 NO ACCESS 2022/04/08	2022/04/12 2022/03/30
6G 6	2022/02/17 C 2022/02/22	742 *	14835024 7688414 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 6g, 6th story, 2nd apartment from north at east , 1st section from east at south	NOV SENT 2022/02/22	2022/03/07
Cellar	2022/02/17 B 2022/02/22	571	14835025 7688412 Original	§ 27-2021 adm code provide sufficient, proper and separate metal receptacles for the deposit of garbage, rubbish and other waste material and arrange for collection and disposal of such material.	NOV CERT 2022/04/05	2022/04/12 2022/04/05
1E 1	2022/02/01 C 2022/02/02	622	14810174 7625987 Original	§ 27-2056.7, 27-2056.8, 27-2056.9 adm code - certify compliance with lead-based paint hazard control requirements during period of unit vacancy by performing activities necessary to abate tested lead-based paint from required window and/or door friction surfaces for apartment and make floors smooth and cleanable, positive lead-based paint in an apartment with a child under six located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/02	2022/03/03
1E 1	2022/01/31 C 2022/02/01	742 *	14809578 7625052 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at gas range in the kitchen located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/02/14
1E 1	2022/01/31 A 2022/02/01	556	14809579 7625047 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at 2nd window frame from north at east wall in the 1st room from east at north located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	554	14809580 7625047 Original	§ 27-2005 adm code paint metal in accordance with dept. regulation at 1st radiator from north at east wall in the 1st room from east at north located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	554	14809581 7625047 Original	§ 27-2005 adm code paint metal in accordance with dept. regulation at 1st radiator from west at north wall in the 1st room from east at south located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	556	14809582 7625047 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at 1st door from south at west wall, baseboard at east wall in the 1st room from east at south located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	556	14809583 7625047 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at baseboard at north wall, baseboard at west wall, baseboard at south wall, baseboard at east wall in the 2nd room from east located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	556	14809584 7625047 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at 1st closet from south at west wall door frame, 1st closet from south at west wall door, 3rd closet from south at west wall door frame, 3rd closet from south at west wall door in the private hallway located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	550	14809585 7625049 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx. 2 sq ft at 2nd closet from south at west wall door frame, 2nd closet from south at west wall door in the private hallway located at apt 1e, 1st story, 2nd apartment from north at east	NOI SENT 2022/02/01	2022/05/21
1E 1	2022/01/31 A 2022/02/01	556	14809587 7625047	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at baseboard	NOV SENT 2022/02/01	2022/05/21

				Original	at north wall in the foyer located at apt 1e, 1st story, 2nd apartment from north at east		
1E 1	2022/01/31 A 2022/02/01	554	14809588 7625047 Original	§ 27-2005 adm code paint metal in accordance with dept. regulation at 1st door from south at west wall in the foyer located at apt 1e, 1st story, 2nd apartment from north at east	NOV SENT 2022/02/01	2022/05/21	
1E 1	2022/01/31 B 2022/02/01	508	14809589 7625051 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at west wall in the bathroom located at apt 1e, 1st story, 2nd apartment from north at east	CIV10 MAILED 2022/04/11	2022/03/22 2022/03/22	
1E 1	2022/01/31 A 2022/02/01	550	14809590 7625049 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx. 2 sq ft at 1st door from west at north wall in the bathroom located at apt 1e, 1st story, 2nd apartment from north at east	NOI SENT 2022/02/01	2022/05/21	
2H 2	2022/01/31 A 2022/02/01	550	14809591 7625048 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx. 2 sq ft at ceiling, north wall and north window frame in the bathroom located at apt 2h, 2nd story, 5th apartment from north at east	NOI SENT 2022/02/01	2022/05/21	
2H 2	2022/01/31 C 2022/02/01	790	14809592 7625054 Original	§ 27-2043.1 hmc install the missing or repair/replace the defective window guard(s) in accordance with the specifications of the new york city health code section 24 rcny chapter 12. wg to install = 4; wg to replace = 0; wg to repair = 0; located at apt 2h, 2nd story, 5th apartment from north at east	NOV SENT 2022/02/01	2022/03/04	
2H 2	2022/01/31 B 2022/02/01	501	14809593 7625050 Original	§ 27-2005 adm code properly repair the broken or defective electrical light fixture at ceiling in the 2nd room from east located at apt 2h, 2nd story, 5th apartment from north at east	1 NO ACCESS 2022/04/08	2022/03/22 2022/03/22	
1E 1	2022/01/31 C 2022/02/01	624	14809660 7625053 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard-paint that is xrf tested inconclusive for lead content at 0.5mg/cm2 and is presumed lead paint as set forth in (28 rcny §11-07(b)) and that is peeling or on a deteriorated subsurface-using work practices set forth in 28 rcny §11-06(b) (2) 1st door frame from west at north wall in the bathroom located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02	
1E 1	2022/01/31 C 2022/02/01	617	14809661 7625053 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) baseboard at south wall, north wall, south wall in the foyer located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02	
1E 1	2022/01/31 C 2022/02/01	624	14809662 7625053 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard-paint that is xrf tested inconclusive for lead content at 0.5mg/cm2 and is presumed lead paint as set forth in (28 rcny §11-07(b)) and that is peeling or on a deteriorated subsurface-using work practices set forth in 28 rcny §11-06(b) (2) baseboard at east wall in the foyer located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02	
1E 1	2022/01/31 C 2022/02/01	624	14809663 7625053 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard-paint that is xrf tested inconclusive for lead content at 0.5mg/cm2 and is presumed lead paint as set forth in (28 rcny §11-07(b)) and that is peeling or on a deteriorated subsurface-using work practices set forth in 28 rcny §11-06(b) (2) 1st door frame from west at north wall, north wall, south wall, east wall, west wall in the 2nd room from east located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02	
1E 1	2022/01/31 C 2022/02/01	617	14809664 7625053 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) north wall, south wall, east wall, 1st window frame from north at east wall in the 1st room from east at south located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02	
1E 1	2022/01/31 C 2022/02/01	617	14809665 7625053 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) north wall, south wall, east wall in the 1st room from east at north located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02	
1E 1	2022/01/31 C 2022/02/01	624	14809666 7625053 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard-paint that is xrf tested inconclusive for lead content at 0.5mg/cm2 and is presumed	POSTP GRANT 2022/03/08	2022/03/02	

				lead paint as set forth in (28 rcny §11-07(b)) and that is peeling or on a deteriorated subsurface- using work practices set forth in 28 rcny §11-06(b) (2) 1st closet from west at north wall door frame in the 1st room from east at north located at apt 1e, 1st story, 2nd apartment from north at east		
1E 1	2022/01/31 C 2022/02/01	617	14809667 7625053 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) 1st door frame from west at north wall, 1st window frame from east at south wall in the kitchen located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02
1E 1	2022/01/31 C 2022/02/01	617	14809668 7625053 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 private hallway located at apt 1e, 1st story, 2nd apartment from north at east	POSTP GRANT 2022/03/08	2022/03/02
Yards / Courts	2022/01/21 B 2022/01/24	571	14791836 7615351 Original	§ 27-2021 adm code provide sufficient, proper and separate metal receptacles for the deposit of garbage, rubbish and other waste material and arrange for collection and disposal of such material.	CIV10 MAILED 2022/04/11	2022/03/14 2022/03/14
2H 2	2022/01/21 C 2022/01/24	742 *	14783712 7615352 Original	§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 2h, 2nd story, 5th apartment from north at east	NOV SENT 2022/01/24	2022/02/06
2C 2	2022/01/05 B 2022/01/07	579	14760913 7599950 Original	§ 27-2026 adm code repair the leaky and/or defective faucets at bathtub in the bathroom located at apt 2c, 2nd story, 2nd apartment from south at west	NOV SENT 2022/01/07	2022/02/25
6H 6	2021/12/30 C 2022/01/03	569	14752930 7595402 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6h, 6th story, 3rd apartment from north at east	1 NO ACCESS 2022/04/08	2022/02/03 2022/02/03
3F 3	2021/12/28 C 2021/12/29	569	14745026 7592449 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 3f, 3rd story, 1st apartment from north at east , 1st section from east at south	NOT COMPLIED 2022/04/08	2022/01/29 2022/01/27
1H 1	2021/12/23 A 2021/12/27	506	14750256 7589397 Original	§ 27-2005 adm code replace with new the missing radiator shut off valve handle in the 2nd room from north located at apt 1h, 1st story, 3rd apartment from west at north	CIV14 MAILED 2022/04/06	2022/04/15 2022/04/05
5E 5	2021/12/20 C 2021/12/21	666 *	14734938 7584470 Original	§ 27-2029 adm code provide an adequate supply of heat for the apartment in the 1st room from east located at apt 5e, 5th story, 2nd apartment from west at north , 1st section from south at west	NOV SENT 2021/12/21	2022/01/02
5E 5	2021/12/20 B 2021/12/21	583	14734941 7585041 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at east wall above window frame in the 1st room from east at north located at apt 5e, 5th story, 2nd apartment from west at north , 1st section from south at west	CIV10 MAILED 2022/04/11	2022/02/08 2022/02/08
5E 5	2021/12/20 B 2021/12/21	508	14734942 7585041 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the 1st room from east at south located at apt 5e, 5th story, 2nd apartment from west at north , 1st section from south at west	CIV10 MAILED 2022/04/11	2022/02/08 2022/02/08
5J 5	2021/12/02 B 2021/12/06	521	14715125 7567323 Original	§ 27-2005, 2007 adm code fire egress defective. remove obstructing bars or unlawful gates from window to fire escape or provide approved type gate in the entire apartment located at apt 5j, 5th story, 1st apartment from west at north	NOV SENT 2021/12/06	2022/01/24
5J 5	2021/12/02 A 2021/12/06	556	14715128 7567322 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department walls and ceilings in the entire apartment located at apt 5j, 5th story, 1st apartment from west at north	CIV10 MAILED 2022/04/11	2022/03/25 2022/03/25
5J 5	2021/12/02 C 2021/12/06	568	14715131 7567324 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5j, 5th story, 1st apartment from west at north	NOI SENT 2021/12/06	2022/01/06
5J 5	2021/12/02 C 2021/12/06	569	14715132 7567324 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5j, 5th story, 1st apartment from west at north	NOI SENT 2021/12/06	2022/01/06
5I 5	2021/11/06 B 2021/11/08	583	14660308 7538189 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling and north wall in the 3rd room from east at north located at apt 5i, 5th story, 6th apartment from north at east	NOV SENT 2021/11/08	2021/12/27

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5I 5	2021/11/06 B 2021/11/08	508	14660309 7538189 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling, north and east walls in the 3rd room from east at north located at apt 5i, 5th story, 6th apartment from north at east	NOV SENT 2021/11/08	2021/12/27
2D 2	2021/11/06 B 2021/11/08	583	14660311 7538190 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 2d, 2nd story, 1st apartment from north at east	NOV SENT 2021/11/08	2021/12/27
2D 2	2021/11/06 B 2021/11/08	508	14660312 7538190 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at all walls and ceiling in the bathroom located at apt 2d, 2nd story, 1st apartment from north at east	NOV SENT 2021/11/08	2021/12/27
4J 4	2021/10/25 B 2021/10/27	505	14639771 7526920 Original	§ 27-2005 adm code replace with new the broken or defective rubber gasket at refrigerator door in the kitchen located at apt 4j, 4th story, 1st apartment from south at west , 1st section from west at north	NOV SENT 2021/10/27	2021/12/15
1	2021/10/13 B 2021/10/18	506	14614779 7516110 Original	§ 27-2005 adm code replace with new the missing the mailbox door (apt.#1d) at public hall, 1st story	NOV SENT 2021/10/18	2021/12/06
1D 1	2021/10/13 B 2021/10/18	502	14614780 7516111 Original	§ 27-2005 adm code properly repair with similar material the broken or defective vinyl tile floor covering in the kitchen located at apt 1d, 1st story, 1st apartment from north at east , 1st section from west at north	NOV SENT 2021/10/18	2021/12/06
1D 1	2021/10/13 A 2021/10/18	556	14614781 7516109 Original	§ 27-2013 adm code paint with light colored paint to the satisfaction of this department around the south window frame in the 1st room from east at north located at apt 1d, 1st story, 1st apartment from north at east , 1st section from west at north	NOV SENT 2021/10/18	2022/02/04
1D 1	2021/10/13 B 2021/10/18	502	14614782 7516111 Original	§ 27-2005 adm code properly repair with similar material the broken or defective porcelain finish at bathtub interior in the bathroom located at apt 1d, 1st story, 1st apartment from north at east , 1st section from west at north	NOV SENT 2021/10/18	2021/12/06
3A 3	2021/09/02 C 2021/09/23	616	14580133 7486904 Original	§ 27-2056.6 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface using work practices set forth in 28 rcny §11-06(b)(2) 1st riser from east at south wall in the bathroom located at apt 3a, 3rd story, 4th apartment from north at east	NOV SENT 2021/09/23	2021/10/22
3K 3	2021/07/28 B 2021/07/30	583	14468427 7424848 Original	§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 3k, 3rd story, 2nd apartment from south at west	NOT COMPLIED 2021/09/05	2021/09/17
3K 3	2021/07/28 B 2021/07/30	508	14468431 7424848 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 3k, 3rd story, 2nd apartment from south at west	NOT COMPLIED 2021/09/05	2021/09/17
3K 3	2021/07/28 B 2021/07/30	583	14468462 7424847 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 3k, 3rd story, 2nd apartment from south at west	NOT COMPLIED 2021/09/05	2021/09/17
3K 3	2021/07/28 B 2021/07/30	508	14468465 7424847 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and east wall in the kitchen located at apt 3k, 3rd story, 2nd apartment from south at west	NOT COMPLIED 2021/09/05	2021/09/17
1H 1	2021/07/28 B 2021/07/28	550	14466130 7421904 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx. 5 sq.ft. at south and east wall in the bathroom located at apt 1h, 1st story, 1st apartment from north at east original violation 14093533 issued 26-mar-21 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).	DEFECT LETTER 2021/09/30	2021/09/15
5I 5	2021/07/03 B 2021/07/06	550	14422987 7396910 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... ceiling approx 2 sq ft east wall approx 1 sq ft west wall appr 1 sq ft in the bathroom located at apt 5i, 5th story, 4th apartment from north at east original violation 14052489 issued 03-mar-21 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).	DEFECT LETTER 2021/09/14	2021/08/24
1H 1	2021/03/26 C 2021/05/04	550	14321026 7336493 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx 10 sq ft at south and west wall in the bathroom located at apt 1h, 1st story, 1st apartment from north at east original violation 14051759 issued 02-mar-21 has been upgraded to class c per administrative code §27-2017.3a(5)(a) or (b).	DEFECT LETTER 2021/09/30	2021/06/04
6G	2020/10/21 B	508	13864199	§ 27-2005 adm code repair the broken or defective	NOT	2020/12/10

6	2020/10/22		6987202 Original	plastered surfaces and paint in a uniform color ceiling and east wall in the kitchen located at apt 6g, 6th story, 2nd apartment from west at north	COMPLIED 2021/09/05	
6G 6	2020/10/21 B 2020/10/22	508	13864211 6987202 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 bathroom located at apt 6g, 6th story, 2nd apartment from west at north	NOT COMPLIED 2021/09/05	2020/12/10
6G 6	2020/10/21 B 2020/10/22	508	13864219 6987202 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color north and east walls in the 1st room from north located at apt 6g, 6th story, 2nd apartment from west at north	NOT COMPLIED 2021/09/05	2020/12/10
6G 6	2020/10/21 B 2020/10/22	501	13864226 6987202 Original	§ 27-2005 adm code properly repair the broken or defective 1st and 2nd wood window frame at north wall in the 1st room from north located at apt 6g, 6th story, 2nd apartment from west at north	NOT COMPLIED 2021/09/05	2020/12/10
6G 6	2020/10/21 C 2020/10/22	568	13864251 6987203 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6g, 6th story, 2nd apartment from west at north	NOT COMPLIED 2021/09/05	2020/11/22
6G 6	2020/10/21 C 2020/10/22	569	13864254 6987203 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6g, 6th story, 2nd apartment from west at north	NOT COMPLIED 2021/09/05	2020/11/22
3A 3	2020/09/22 A 2020/09/28	553	13824111 6967065 Original	§ 27-2011 adm code cleanse to the satisfaction of this department the mold on grout around bath tub in the bathroom located at apt 3a, 3rd story, 4th apartment from south at west	NOT COMPLIED 2021/09/05	2021/01/15
3A 3	2020/09/22 C 2020/09/28	568	13824113 6967068 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 3a, 3rd story, 4th apartment from south at west	NOT COMPLIED 2021/09/05	2020/10/29
2J 2	2020/08/19 B 2020/08/24	508	13775008 6936631 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color second closet walls and ceiling in the private hallway located at apt 2j, 2nd story, 1st apartment from south at west	1 NO ACCESS 2021/09/14	2020/10/12
1D 1	2020/03/28 B 2020/03/30	550	13659145 6865013 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... on window frame approx 2 sq ft in the 1st bathroom located at apt 1d, 1st story, 1st apartment from north at east original violation 13474742 issued 27-nov-19 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).	DEFECT LETTER 2021/09/04	2020/05/18
3K 3	2020/01/17 C 2020/01/21	569	13558336 6798677 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 3k, 3rd story, 2nd apartment from north at east , section "north"	NOT COMPLIED 2021/09/05	2020/02/16
1H 1	2019/10/04 B 2019/10/21	550	13328206 6641161 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling proximately 15 sq ft in the bathroom located at apt 1h, 1st story, 3rd apartment from north at east	DEFECT LETTER 2021/09/14	2019/12/09
1H 1	2019/10/04 C 2019/10/21	568	13328207 6641162 Original	hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 1h, 1st story, 3rd apartment from north at east	DEFECT LETTER 2021/09/14	2019/11/16 2020/08/27
2D 2	2019/08/09 B 2019/08/13	550	13222207 6570900 Original	§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling appr. 2 sq ft , east wall appr. 4 sq ft, north wall 8 sq ft and west wall appr. 2 sq ft in the bathroom located at apt 2d, 2nd story, 1st apartment from north at east	DEFECT LETTER 2021/09/04	2019/10/01
1B 1	2016/06/16 B 2016/06/20	508	11278359 5454757 Original	§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color all ceilings and walls in the entire apartment located at apt 1b, 1st story, 1st apartment from south at west , section at north	1 NO ACCESS 2021/09/14	2016/08/08 2016/08/08



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Soundview tenants without heat for 2 weeks amid freezing temperatures

Jan 15, 2022, 1:25pm • Updated on Jan 15, 2022

By: **News 12 Staff**



Soundview residents are frustrated after two weeks without proper heating, especially as temperatures drop this weekend.



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ADVERTISING

To keep herself warm, Coulton uses a space heater, but she is wary to use it since one was the cause of the fatal fire at the Twin Parks apartment building last week.

Coulton says just a few days ago, the cooking gas was turned off too. She says she was provided a hot plate, but has been microwaving her meals recently.

On the walls of the building are several violations issued for inadequate heating.

The building's management company Concord Management tells News 12 they are aware of the lack of heating and are working with the boiler company to resolve the issue.

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