

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

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VERONICA ARELLANO, AIDE DEGANTE,
LUIS CORDERO, YOLANDA ANTONIO,
ADELIAIDA MARTINEZ ORTEGA,
ANITA HOUSTON, ANASTACIO DEGANTE,
ARTURO MIRANDA, AURA SOSA,
LEYDA BARRERA, DEIDANIA POLANCO,
GLORIA JIMENEZ, MICHAEL JOSEPH,
CARMEN GRAHAM, KEITHLEY BARTHLEY,
MARIA TOUSSAINT, CARLOS HERNANDEZ,
DARLING PINA, HARRIET HARRIGAN,
LUCERO RODRIGUEZ, BREILY POLANCO,
PORTIA ANDERSON, CARMELA GARCIA,
JOCELYN JUNKERE, JOHANNA SOSA,

ORDER TO SHOW CAUSE

Index No.

Premises: 2201-2205 Davidson
Avenue, Bronx, NY 10453

Petitioners,

-against-

ROMAD REALTY, INC.,
2201 DAVIDSON NY HOLDINGS, LLC,
DOV GUTTMAN,
DAVID KORNITZER,

Respondents,

-and-

THE NEW YORK CITY DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT,

Co-Respondent.

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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, located at 1118 Grand Concourse, Bronx, New York, 10451, Part H thereof, on _____, 2024 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 March ____, 2024 as follows:

1. Upon Respondents ROMAD REALTY, INC. and DOV GUTTMAN by certified mail, return receipt requested, to 2201 Davidson Avenue, Suite 100, Bronx, New York 10453 as this is the address these Respondents registered with HPD in the most recent filed Property Owner Registration Information filed with HPD, as permitted by Section 27-2115(j) of the Housing Maintenance Code;
2. Upon Respondent 2201 DAVIDSON NY HOLDINGS, LLC by personal service to the New York Secretary of State with additional service by certified mail, return request requested to 115 Broadway, Suite 302, New York, NY 10006, as this is the mailing address that 2201 DAVIDSON NY HOLDINGS, LLC has registered with the New York Secretary of State;
3. Upon Respondent DAVID KORNITZER by personal service;
4. Upon Respondent THE NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, Housing Litigation Bureau by e-mail to servehpd@hpd.nyc.gov, hldbrnxcases@hpd.nyc.gov, and anje@hpd.nyc.gov.

Dated: February ___, 2024
Bronx, New York

Housing Court Judge

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

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VERONICA ARELLANO, AIDE DEGANTE,
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JOCELYN JUNKERE, JOHANNA SOSA,

VERIFIED PETITION

Index No.

Premises: 2201-05 Davidson
Avenue Bronx, NY 10453

Petitioners,

-against-

ROMAD REALTY, INC.,
2201 DAVIDSON NY HOLDINGS, LLC,
DOV GUTTMAN,
DAVID KORNITZER,

Respondents,

-and-

THE NEW YORK CITY DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT,

Co-Respondent.

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Petitioners VERONICA ARELLANO, AIDE DEGANTE, LUIS CORDERO, YOLANDA ANTONIO, ADELIAIDA MARTINEZ ORTEGA, ANITA HOUSTON, ANASTACIO DEGANTE, ARTURO MIRANDA, AURA SOSA, LEYDA BARRERA, DEIDANIA POLANCO, GLORIA JIMENEZ, MICHAEL JOSEPH, CARMEN GRAHAM, KEITHLEY BARTHLEY, MARIA TOUSSAINT, CARLOS HERNANDEZ, DARLING PINA, HARRIET HARRIGAN, LUCERO RODRIGUEZ, BREILY POLANCO, PORTIA ANDERSON, CARMELA GARCIA, JOCELYN JUNKERE, JOHANNA SOSA by their attorneys, THE LEGAL AID SOCIETY, respectfully allege the following:

PRELIMINARY STATEMENT

1. The subject building has been in a state of serious disrepair for more than a decade. The tenants have been fighting to obtain repairs in the building and their individual apartments for many years. The owners of the building have failed to register the subject building with The New York City Department of Housing Preservation and Development since 2019.
2. Upon information and belief, the basis of which is a review of HPD records, the subject building has been in the AEP program since 2012. Despite this, the conditions in the building have not meaningfully improved, and, in fact, have deteriorated.
3. 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 months-long service outage of the sole elevator in the building, broken front door lock, leaks, mold, walls and ceilings with water damage and mold, and dirty common hallways strewn with garbage.
4. 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

5. The subject premises are located at 2201-2205 Davidson Avenue, Bronx, New York

10453 (the “subject building”).

6. 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.
7. The term “resides” as used herein shall include, without limitation, those who reside by tenancy, co-tenancy, sublease, and/or license of the tenant.
8. Petitioner Aide Degante resides in Apartment 1A of the subject building.
9. Petitioner Luis Cordero resides in Apartment 1E of the subject building.
10. Petitioner Yolanda Antonio resides in Apartment 1F of the subject building.
11. Petitioner Adelaida Martinez Ortega resides in Apartment 1H of the subject building.
12. Petitioner Anita Houston resides in Apartment 2A of the subject building.
13. Petitioner Anastacio Degante resides in Apartment 2B of the subject building.
14. Petitioner Arturo Miranda resides in Apartment 2C of the subject building.
15. Petitioner Aura Sosa resides in Apartment 2D of the subject building.
16. Petitioner Leyda Barrera resides in Apartment 2E of the subject building.
17. Petitioner Deidania Polanco resides in Apartment 2F of the subject building.
18. Petitioner Gloria Jiminez resides in Apartment 2H of the subject building.
19. Petitioner Michael Joseph resides in Apartment 3A of the subject building.
20. Petitioner Veronica Arellano resides in Apartment 3C of the subject building.
21. Petitioner Carmen Graham resides in Apartment 3D of the subject building.
22. Petitioner Keithley Barthley resides in Apartment 3E of the subject building.
23. Petitioner Maria Toussaint resides in Apartment 3G of the subject building.
24. Petitioner Carlos Hernandez resides in Apartment 4D of the subject building.
25. Petitioner Darling Pina resides in Apartment 4E of the subject building.
26. Petitioner Harriet Harrigan resides in Apartment 4F of the subject building.
27. Petitioner Lucero Rodriguez resides in Apartment 5A of the subject building.

28. Petitioner Breily Polanco resides in Apartment 5E of the subject building.
29. Petitioner Portia Anderson resides in Apartment 5G of the subject building.
30. Petitioner Carmela Garcia resides in Apartment 5H of the subject building.
31. Petitioner Jocelyn Junkere resides in Apartment 6B of the subject building.
32. Petitioner Johanna Sosa resides in Apartment 6H of the subject building.
33. Respondent ROMAD REALTY, INC. is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). Upon information and belief, the basis of which is a review of a deed filed with the New York City Department of Finance ACRIS system that was recorded in ACRIS on March 19, 2012 (but executed on December 30, 1992), Romad Realty, Inc., is the grantee of record for ownership of the building after having received the deed from the Attorney General's office. Furthermore, in the most recent filed Property Owner Registration Information filed with HPD from July 2019, "Romad Realty" is listed as the Corporation that owns the subject building. See Exhibit A – HPD Open Violations Page Dated January 24, 2024.
34. Respondent 2201 DAVIDSON NY HOLDINGS, LLC is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). Upon information and belief the basis of which is a review of an affirmation filed in the Bronx Housing Court L&T Index # 246821/2019 (Romad Realty v. Anastacio Degante), the affirmant, David Kornitzer, alleges that he is a member of 2201 Davidson NY Holdings, LLC, and that 2201 Davidson NY Holdings, LLC purchased a 100% interest in all of the stock of Romad Realty, Inc. on September 10, 2015. See Exhibit B- Affirmation of David Kornitzer, dated October 20, 2019 filed in Index # 246821/2019. As such, 2201 Davidson NY Holdings, LLC, is an "Owner" and proper party in this action within the meaning of NY RPAPL 781 as a corporation that is "directly or indirectly in control of a dwelling."
35. Respondent DAVID KORNITZER is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). Upon information and belief, in the same affirmation (Exhibit B), Mr. Kornitzer states that he is a member of 2201 Davidson NY Holdings, LLC, and further that "I immediately began to meet with the tenants, provided them each with rent ledgers, and discussed the issues of repairs and rent. Admittedly, at

that time, the building had been neglected by the prior owner, and was in a deteriorated condition. We immediately began the process of making necessary repairs and improvements.” As such, David Kornitzer is an "Owner" and proper party in this action within the meaning of NY RPAPL 781 as a person who is "directly or indirectly in control of a dwelling."

36. Respondent DOV GUTTMAN is an owner of the subject building as defined in Housing Maintenance Code § 27-2004(a)(45). According to the most recent filed Property Owner Registration Information filed with HPD from July 2019, “Dov Guttman” is listed as the “Head Officer” and “Managing Agent” for the Corporation that owns the subject building. See Exhibit A.
37. Respondent HPD is tasked with enforcing the City’s Housing Maintenance Code.
38. According to information listed on HPD’s website, the subject building has forty-nine (49) class “A” dwelling units and is not a one or two family home. See id.

LEGAL FRAMEWORK

39. 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).
40. 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.
41. 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).
42. 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).
43. 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).
44. 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).
45. 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).
 46. 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).
 47. 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).
 48. 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).
 49. The Housing Maintenance Code also bars landlords from harassing lawful occupants of their buildings. See N.Y.C. Admin. Code § 27-2005(d).
 50. 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).

51. 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.
52. 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).
53. 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.
54. 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).
55. 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).
56. 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).
57. 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

58. On information and belief, the basis of which is conversations with Petitioners and a review of the HPD Open Violations Page dated January 24, 2024, 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 January 24, 2024.

59. On information and belief, the basis of which is conversations with Petitioners and a review of the HPD Open Violations Page dated January 24, 2024, 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.
60. On information and belief, the basis of which is conversations with Petitioners, the passenger elevator has been out of service since August 2023.
61. On information and belief, the basis of which is a review of the HPD Open Violations Page dated January 24, 2024, there are 545 open Housing Maintenance Code violations at the subject building including 236 Class B violations and 238 Class C violations. See id.
62. The HPD Open Violations Page dated January 24, 2024 is hereby incorporated by reference herein. See id.

A. Common Area Conditions

63. 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.
64. Such conditions include, but are not limited to, the following:
 - (1) Defective intercom at the building entrance;
 - (2) Defective front door lock;
 - (3) Elevator out of service;
 - (4) Dirty common hallways and stairwells throughout;
 - (5) 6th Floor public hallway ceiling – water leaks;
65. 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.
66. 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

67. 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.
68. Such conditions include, but are not limited to, those listed in paragraphs sixty-nine (69) to one hundred and eighteen (118) below.

Aide Degante, Apartment 1A

69. Petitioner Aide Degante resides in Apartment 1A.
70. On information and belief, the basis of which is conversations with Petitioner Degante, the conditions constituting violations in her apartment include:
- (1) Living room window – leak at top of frame;
 - (2) Bedroom re-paint needed;
 - (3) Bedroom – water leak at ceiling;
 - (4) Bedroom – mold condition at walls;
 - (5) Bathroom – bathtub leaking;
 - (6) Bathtub – scalding hot water;
 - (7) Bathtub – re-glaze needed;
 - (8) Bathroom – plaster damage at walls;
 - (9) Bathroom – mold condition at walls;
 - (10) Infestation of mice;
 - (11) Infestation of roaches;

Luis Cordero, Apartment 1E

71. Petitioner Luis Cordero resides in Apartment 1E.
72. On information and belief, the basis of which is conversations with Petitioner Cordero, the conditions constituting violations in his apartment include:
- (1) Bathroom ceiling – water leak;
 - (2) Bathroom ceiling and walls – mold condition;

- (3) Bedroom ceiling – water leak;
- (4) Kitchen sink cabinet defective;
- (5) Kitchen floor tiles defective;
- (6) Living room floor tiles defective;
- (7) Bedroom floor tiles defective;
- (8) Kitchen sink – leak from drain;
- (9) Infestation of mice;

Yolanda Antonio, Apartment 1F

73. Petitioner Yolanda Antonio resides in Apartment 1F.
74. On information and belief, the basis of which is conversations with Petitioner Antonio, the conditions constituting violations in her apartment include:
 - (1) Bathroom ceiling – water leak;
 - (2) Bathroom ciling – plaster damage;
 - (3) Bathroom ceiling and walls – mold conditions;
 - (4) Cockroach infestation;

Adelaida Martinez Ortega, Apartment 1H

75. Petitioner Adelaida Martinez Ortega resides in Apartment 1H.
76. On information and belief, the basis of which is conversations with Petitioner Martinez Ortega, the conditions constituting violations in her apartment include:
 - (1) Bathroom sink – leak from drain;
 - (2) Bathroom sink cabinet damaged;
 - (3) Bathroom walls – mold condition;
 - (4) Bathroom walls – lead paint;
 - (5) Bathtub re-glaze needed;
 - (6) Bedroom window glass broken;
 - (7) Hall ceiling – water leak;
 - (8) Bedroom floor tiles broken;
 - (9) Bedroom window frame – lead paint;

- (10) Cockroach infestation;
- (11) Infestation of mice;

Anita Houston, Apartment 2A

77. Petitioner Anita Houston resides in Apartment 2A.
78. On information and belief, the basis of which is conversations with Petitioner Houston, the conditions constituting violations in her apartment include:
 - (1) Kitchen ceiling – water leak;
 - (2) Kitchen ceiling – plaster damage;
 - (3) Closet ceiling – water leak;
 - (4) Bedroom ceiling – mold condition;

Anastacio Degante, Apartment 2B

79. Petitioner Anastacio Degante resides in Apartment 2B.
80. On information and belief, the basis of which is conversations with Petitioner Degante, the conditions constituting violations in her apartment include:
 - (1) Bathroom ceiling – water leaks;
 - (2) Living room window does not open or close properly;
 - (3) Closet – water leak at ceiling;

Arturo Miranda, Apartment 2C

81. Petitioner Arturo Miranda resides in Apartment 2C.
82. On information and belief, the basis of which is conversations with Petitioner Miranda, the conditions constituting violations in his apartment include:
 - (1) Hall floor tiles defective;
 - (2) Bathroom floor tiles defective;
 - (3) Bedroom floor tiles defective;
 - (4) Kitchen sink cabinet – holes where mice come into the apartment;
 - (5) Mice infestation;
 - (6) Kitchen cabinets defective;

- (7) Closet – plaster defective;
- (8) Bathroom – mold condition at wall near window;

Aura Sosa, Apartment 2D

83. Petitioner Aura Sosa resides in Apartment 2D.

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

- (1) Bathroom ceiling – water leak;
- (2) Bathroom – mold condition at ceiling and walls;
- (3) Living room – plaster damage at walls;
- (4) Bedroom window does not open / close properly;
- (5) Entire apartment – floor tiles defective;
- (6) Kitchen – plaster damage at walls;
- (7) Apartment entrance door damaged / defective;
- (8) Mice infestation;
- (9) Cockroach infestation;

Leyda Barrera, Apartment 2E

85. Petitioner Leyda Barrera resides in Apartment 2E.

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

- (1) Hallway floor defective;
- (2) Kitchen stove – pilot lights defective;
- (3) Kitchen window defective;
- (4) Bathroom window defective;
- (5) Mice infestation;
- (6) Cockroach infestation;

Deidania Polanco, Apartment 2F

87. Petitioner Deidania Polanco resides in Apartment 2F.

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

- (1) Bathroom ceiling – water leak;
- (2) Bathtub re-glaze needed;
- (3) Entrance door for apartment – not self-closing;
- (4) Mice infestation;
- (5) Cockroach infestation;
- (6) Kitchen cabinets not properly supported;

Gloria Jiminez, Apartment 2H

89. Petitioner Gloria Jiminez resides in Apartment 2H.

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

- (1) Bathroom ceiling – water leak;
- (2) Kitchen ceiling – water leak;
- (3) Living room windows defective;
- (4) Entire apartment – floor tiles coming up;

Michael Joseph, Apartment 3A

91. Petitioner Michael Joseph resides in Apartment 3A.

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

- (1) Mice infestation;
- (2) Living room plaster damage;
- (3) Living room re-paint needed;
- (4) Bathroom re-paint needed;
- (5) Kitchen re-paint needed;

Veronica Arellano, Apartment 3C

93. Petitioner Veronica Arellano resides in Apartment 3C.
94. On information and belief, the basis of which is conversations with Petitioner Arellano, the conditions constituting violations in her apartment include:
- (1) Bathroom ceiling – water leak;
 - (2) Bathroom ceiling – mold condition;
 - (3) Bathroom re-paint needed;
 - (4) Bedroom floor sagging;
 - (5) Living room ceiling light defective;
 - (6) Living room floor sloping near corner;
 - (7) Bathroom floor tiles defective;
 - (8) Bedroom ceiling plaster damage;
 - (9) Mice infestation;
 - (10) Cockroach infestation;

Carmen Graham, Apartment 3D

95. Petitioner Carmen Graham resides in Apartment 3D.
96. On information and belief, the basis of which is conversations with Petitioner Graham, the conditions constituting violations in her apartment include:
- (1) Hall ceiling – plaster cracking;
 - (2) Living room ceiling – plaster cracking;
 - (3) Bathroom ceiling – water leak;
 - (4) Bedroom ceiling – plaster cracking;
 - (5) Bedroom window sill – wood rotten;

Keithley Barthley, Apartment 3E

97. Petitioner Keithley Barthley resides in Apartment 3E.
98. On information and belief, the basis of which is conversations with Petitioner Barthley, the conditions constituting violations in his apartment include:

- (1) Bedroom ceiling collapsing – plaster damage;
- (2) Bathroom re-paint needed;
- (3) Bathroom ceiling – water leak;
- (4) Kitchen re-paint needed;
- (5) Kitchen walls – plaster damage;
- (6) Mice infestation;
- (7) Cockroach infestation;
- (8) Bedroom window does not open or close properly;

Maria Toussaint, Apartment 3G

99. Petitioner Maria Toussaint resides in Apartment 3G.
100. On information and belief, the basis of which is conversations with Petitioner Toussaint, the conditions constituting violations in her apartment include:
- (1) Bathroom ceiling leak;
 - (2) Bathroom ceiling and walls – mold conditions;
 - (3) Floor tiles coming up throughout;
 - (4) Mice infestation;
 - (5) Cockroach infestation;

Carlos Hernandez, Apartment 4D

101. Petitioner Carlos Hernandez resides in Apartment 4D.
102. On information and belief, the basis of which is conversations with Petitioner Hernandez, the conditions constituting violations in his apartment include:
- (1) Kitchen ceiling – plaster damage;
 - (2) Bathroom sink cabinet defective – wood rotten;
 - (3) Kitchen light defective;
 - (4) Bedroom light defective;

Darling Pina, Apartment 4E

103. Petitioner Darling Pina resides in Apartment 4E.

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

- (1) Bathroom ceiling and walls – mold condition;
- (2) Bathtub faucet leak;
- (3) Hall floor tiles defective;
- (4) Bedroom floor tiles defective;
- (5) Bedroom re-paint needed;
- (6) Bedroom #2 plaster cracked;
- (7) Bedroom windows do not open/close properly;
- (8) Cockroach infestation;
- (9) Mice infestation

Harriet Harrigan, Apartment 4F

105. Petitioner Harriet Harrigan resides in Apartment 4F.

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

- (1) Living room floors cracked / damaged;
- (2) Living room walls – plaster damaged;
- (3) Kitchen ceiling – water leak;
- (4) Kitchen sink cabinet defective / damaged;
- (5) Mice infestation;
- (6) Cockroach infestation;
- (7) Stove damaged due to mice activity;
- (8) Bathroom – mold condition;
- (9) Bathroom floor tiles cracked;
- (10) Bathroom sink not level;
- (11) Bathroom wall tiles loose;
- (12) Bathtub stopper defective;
- (13) Floor tiles throughout defective;

Lucero Rodriguez, Apartment 5A

107. Petitioner Lucero Rodriguez resides in Apartment 5A.
108. On information and belief, the basis of which is conversations with Petitioner Rodriguez, the conditions constituting violations in her apartment include:
- (1) Bathroom ceiling – water leak;
 - (2) Bathroom ceiling and walls – mold condition;
 - (3) Kitchen wall – lead paint;
 - (4) Bedroom wall – lead paint;
 - (5) Kitchen outlet defective;
 - (6) Kitchen floor tiles defective;
 - (7) Bedroom ceiling – water leak;
 - (8) Mice infestation;
 - (9) Hall floor tiles defective;

Breily Polanco, Apartment 5E

109. Petitioner Breily Polanco resides in Apartment 5E.
110. On information and belief, the basis of which is conversations with Petitioner Polanco, the conditions constituting violations in her apartment include:
- (1) Kitchen floor tiles defective;
 - (2) Kitchen sink cabinet – water damage;
 - (3) Bathroom ceiling – water leak;
 - (4) Bathroom ceiling – mold condition;
 - (5) Bathroom sink cabinet defective;
 - (6) Toilet loose at base;
 - (7) Bedroom 1 – plaster damage;
 - (8) Bedroom 2 – plaster damage;
 - (9) Mice infestation;

Portia Anderson, Apartment 5G

111. Petitioner Portia Anderson resides in Apartment 5G.

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

- (1) Stove defective – not working, does not turn on;
- (2) Floors throughout – warped, damaged, and cracked;
- (3) Living room – electrical outlets do not work;
- (4) Bedroom – electrical outlets do not work;
- (5) Kitchen – electrical outlets do not work;
- (6) Bedroom – water leak at ceiling;
- (7) Living room – water leak at ceiling;
- (8) Bathroom – water leak at ceiling;
- (9) Bathroom sink – drain leak into cabinet;
- (10) Bathroom vanity cabinet defective – water damage;
- (11) Bedroom – radiator leaking;
- (12) Mice infestation;
- (13) Tub leaking out of drain pipe;

Carmela Garcia, Apartment 5H

113. Petitioner Carmela Garcia resides in Apartment 5H.

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

- (1) Bathroom ceiling – plaster damage;
- (2) Bedroom window does not open or close properly;
- (3) Living room window does not open or close properly;
- (4) Bathroom – bathtub faucet handles defective;
- (5) Kitchen sink – leak from drain;
- (6) Mice infestation;
- (7) Cockroach infestation;
- (8) Bedroom ceiling – water leak;
- (9) Bedroom ceiling – plaster damage;

Jocelyn Junkere, Apartment 6B

115. Petitioner Jocelyn Junkere resides in Apartment 6B.
116. On information and belief, the basis of which is conversations with Petitioner Junkere, the conditions constituting violations in her apartment include:
- (1) Foyer – water leak at ceiling;
 - (2) Bedroom – water leak at ceiling;
 - (3) Kitchen sink – leak from drain;
 - (4) Kitchen sink – leak from faucet;
 - (5) Kitchen sink cabinet damaged;
 - (6) Bathroom sink drain clogged;
 - (7) Bedroom window does not open or close properly;
 - (8) Closet ceiling – water leak;
 - (9) Bedroom radiator valve defective;

Johanna Sosa, Apartment 6H

117. Petitioner Johanna Sosa resides in Apartment 6H.
118. On information and belief, the basis of which is conversations with Petitioner Sosa, the conditions constituting violations in her apartment include:
- (1) Living room ceiling – water leak;
 - (2) Living room walls – plaster damage;
 - (3) Living room ceiling – plaster damage;
 - (4) Kitchen floor tiles defective;
 - (5) Bathroom ceiling – water leak;
 - (6) Bathroom walls – mold condition;
 - (7) Bedroom light fixture defective;
 - (8) Bedroom ceiling – water leak.
119. 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.
120. On information and belief, the basis of which is conversations with Petitioners,

Petitioners did not cause any of the conditions in their apartments.

HARASSMENT

121. On information and belief, the basis of which is conversations with Petitioners, Respondent-landlords have harassed Petitioners.
122. Petitioners re-state and re-allege the allegations set forth in the paragraphs above.
123. On information and belief, the basis of which is a review of the HPD Open Violations Page dated January 24, 2024, 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) and Exhibit A; specifically, as shown in the open HPD violations, repeated hazardous and immediately hazardous violations have not been timely corrected in Petitioner-tenants’ apartments 1E, 2D, 2E, 3C, 3D, 4D, and 5G.
124. 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:
 - i. Petitioners have endured an elevator service outage at the subject building since approximately August 2023, which is an elevator service outage that has followed other elevator service outages of extended duration;
125. 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).
126. 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

127. 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
January 24, 2024



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

Adriene Holder, 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)

AIDE DEGANTE, 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.


AIDE DEGANTE

Sworn to before me this
24th day of January 2024



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)

YOLANDA ANTONIO, 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.



YOLANDA ANTONIO

Sworn to before me this
24th day of January 2024



Notary Public

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

VERIFICATION

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

ADELAIDA MARTINEZ ORTEGA, 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.


ADELAIDA MARTINEZ ORTEGA

Sworn to before me this
21st day of January 2024


Notary Public

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

VERIFICATION

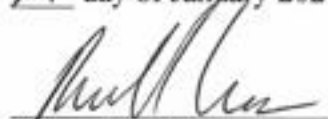
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

ANASTACIO DEGANTE 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.


ANASTACIO DEGANTE

Sworn to before me this
24th day of January 2024


Notary Public

Russell Crane
Notary Public, State of New York
Registration No. 02CR8219572
Qualified in Westchester County
Commission Expires 3/29/2026

VERIFICATION

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

ARTURO MIRANDA 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.



ARTURO MIRANDA

Sworn to before me this
21st day of January 2024



Notary Public

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

VERIFICATION

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

AURA SOSA 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.



AURA SOSA

Sworn to before me this
24th day of January 2024



Notary Public

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

VERIFICATION

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

LEYDA BARRERA 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.

Leyda Barrera
LEYDA BARRERA

Sworn to before me this
24th day of January 2024


Notary Public

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

VERIFICATION

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

DEIDANIA POLANCO 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.


DEIDANIA POLANCO

Sworn to before me this
21st day of ~~January~~ February 2024


Notary Public

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

VERIFICATION

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

GLORIA JIMENEZ being duly sworn deposes and says:

I am a petitioner in this proceeding. I have had the petition read to me and know the truth of the contents thereof 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 JIMENEZ

Sworn to before me this
24th day of January 2024



Notary Public

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

VERIFICATION

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

Veronica Arellano, 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.


Veronica Arellano

Sworn to before me this
24th day of January 2024


Notary Public

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

VERIFICATION

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

CARMEN GRAHAM 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.


CARMEN GRAHAM

Sworn to before me this
21st day of January 2024


Notary Public

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

VERIFICATION

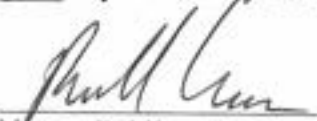
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

KEITHLEY BARTHLEY 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.


KEITHLEY BARTHLEY

Sworn to before me this
21st day of January 2024


Notary Public

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

VERIFICATION

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

MARIA TOUSSANT 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 Toussant

MARIA TOUSSANT
I

Sworn to before me this
24th day of January 2024

Russell Crane

Notary Public

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

VERIFICATION

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

CARLOS HERNANDEZ 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.



CARLOS HERNANDEZ

Sworn to before me this
24th day of January 2024



Notary Public

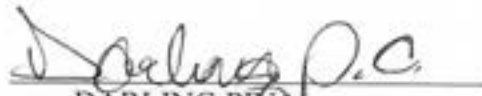
Erinell Crane
Notary Public, State of New York
Registration No. 02CR0219572
Qualified in Westchester County
Commission Expires 3/29/2026

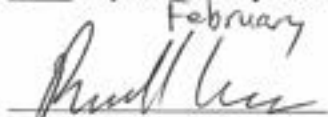
VERIFICATION

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

DARLING PINA 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.


DARLING PINA

Sworn to before me this
21st day of ~~January~~ February 2024

Notary Public

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

VERIFICATION

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

HARRIET HARRIGAN 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.


HARRIET HARRIGAN

Sworn to before me this
25th day of January 2024


Notary Public

Benjamin Seibel
Notary Public, State of New York
No. 025E6364909
Qualified in Kings County
My commission expires Sept. 25, 2025

VERIFICATION

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

LUCERO RODRIGUEZ 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.



LUCERO RODRIGUEZ

Sworn to before me this
21st day of ~~January~~ February 2024



Notary Public

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

VERIFICATION

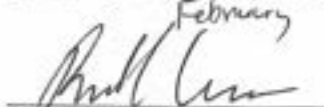
STATE OF NEW YORK)
) ss:
COUNTY OF BRONX)

JOHANNA SOSA 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.


JOHANNA SOSA

Sworn to before me this
5th day of ~~January~~ February 2024


Notary Public

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

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

----- X

VERONICA ARELLANO, et al.,

Petitioners,

-against-

ROMAD REALTY, INC.,
2201 DAVIDSON NY HOLDINGS, LLC,
DOV GUTTMAN,
DAVID KORBITZER,

Respondents,

-and-

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 Veronica Arellano, et al. herein.

2. I speak English and Spanish fluently.

3. On January 24, 2024, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners-Yolanda Antonio, Adelaida Martinez Ortega, Anastacio Degante, Arturo Miranda, Leyda Barrera, Gloria Jimenez, Veronica Arellano, Maria Toussaint, Carlos Hernandez, and Carmela Garcia.

4. On February 5, 2024, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioner-Luis Codero, and Johanna Sosa.

5. On February 21, 2024, I verbally translated the Verified Petition and Verifications in the above captioned case from English into Spanish for Petitioners- Deidania Polanco, Darling Pina, and Lucero Rodriguez.

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: March 4, 2024
Bronx, New York



RUSSELL CRANE

EXHIBIT A



Generated on 01/24/2024

Building Details

STATUS	REG#	RANGE	BIN	BLOCK	LOT	CENSUS TRACT
Active	201109	2201-2205	2014205	3196	18	251
STORIES	A UNITS	B UNITS	CD	CLASS	OWNERSHIP	BUILDING ID
6	49	0	5	B	PVT	60491

Property Owner Registration Information

Registration Expiry Date 11/01/2020

Last Registration Date 07/19/2019

OWNER	ORGANIZATION	NAME	ADDRESS
Head Officer	-	DOV GUTTMAN	2201 DAVIDSON AVE 100, Bronx, 10453
Corporation	ROMAD REALTY	-	2201 DAVIDSON AVE 100, Bronx, 10453
Managing Agent	-	DOV GUTTMAN	2201 DAVIDSON AVE 100, Bronx, 10453

Open Violations (545) A=66, B=236, C=238, I=5

VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						

16613585	B	501	5G	5	01/22/2024	-
-	-	-	-	OPEN	01/22/2024	-

§ 27-2005 hmc: properly repair or replace the broken or defective 2 electrical outlets at east wall in the kitchen located at apt 5g, 5th story, 1st apartment from north at east

16613584	B	649*	5G	5	01/22/2024	-
-	-	-	-	OPEN	01/22/2024	-

§ 27-2026 adm code remove all obstructions and repair all defects in at bathtub waste line in the bathroom located at apt 5g, 5th story, 1st apartment from north at east

16613580	B	501	5G	5	01/22/2024	-
-	-	-	-	OPEN	01/22/2024	-

§ 27-2005 hmc: properly repair or replace the broken or defective radiator shut off valve at east wall in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east

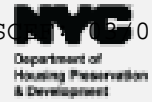
16613582	B	502	5G	5	01/22/2024	-
-	-	-	-	OPEN	01/22/2024	-

§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east



2201 Davidson Avenue, Bronx, 10453

RECEIVED NYS 05/2024



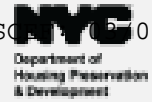
Generated on 01/24/2024

VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16613583	B	501	5G	5	01/22/2024	-
-	-	-	-	OPEN	01/22/2024	-
§ 27-2005 hmc: properly repair or replace the broken or defective wash basin base cabinet in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16613581	B	598	5G	5	01/22/2024	-
-	-	-	-	OPEN	01/22/2024	-
§ 27-2026 adm code repair the broken or defective connection at wash basin waste line in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16605289	B	552	-	5	01/19/2024	01/22/2024
8901917	ORIGINAL	02/26/2024	03/11/2024	NOV SENT	01/22/2024	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbage bags and household items at public hall, 5th story						
16605286	A	556	-	1	01/19/2024	01/22/2024
8901916	ORIGINAL	04/26/2024	05/10/2024	NOV SENT	01/22/2024	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at east wall at public hall, 1st story						
16605285	B	502	-	1	01/19/2024	01/22/2024
8901917	ORIGINAL	02/26/2024	03/11/2024	NOV SENT	01/22/2024	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at east wall at public hall, 1st story						
16605288	B	552	-	4	01/19/2024	01/22/2024
8901917	ORIGINAL	02/26/2024	03/11/2024	NOV SENT	01/22/2024	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbage bags and household items at public hall, 4th story						
16605287	B	552	-	2	01/19/2024	01/22/2024
8901917	ORIGINAL	02/26/2024	03/11/2024	NOV SENT	01/22/2024	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbage bags and household items at public hall, 2nd story						
16595640	C	508	APT3C	3	01/11/2024	01/15/2024
8891219	ORIGINAL	01/21/2024	01/28/2024	NOV SENT	01/15/2024	-
§ 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 apt3c, 3rd story, 2nd apartment from south at west						
16556798	C	501	-	5	12/31/2023	01/02/2024
8869177	ORIGINAL	01/08/2024	01/15/2024	NOV SENT	01/02/2024	-
§ 27-2005 hmc: properly repair or replace the broken or defective broken glass pane at upper window sash at public hall, 5th story						



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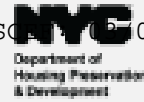
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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16556799	B	551*	-	5	12/31/2023	01/02/2024
8869174	ORIGINAL	02/06/2024	02/20/2024	NOV SENT	01/02/2024	-
§ 27-2010, 2011, 2012 adm code cleanse and disinfect to the satisfaction of this department after removing the rubbish in the south section at public hall, 5th story						
16556792	B	508	6C	6	12/31/2023	01/02/2024
8869173	ORIGINAL	02/06/2024	02/20/2024	NOV SENT	01/02/2024	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the private hallway located at apt 6c, 6th story, 2nd apartment from north at east , section at south						
16556796	C	501	-	6	12/31/2023	01/02/2024
8869177	ORIGINAL	01/08/2024	01/15/2024	NOV SENT	01/02/2024	-
§ 27-2005 hmc: properly repair or replace the broken or defective broken glass pane at upper window sash at public hall, 6th story						
16556793	C	508	6C	6	12/31/2023	01/02/2024
8869176	ORIGINAL	01/08/2024	01/15/2024	NOV SENT	01/02/2024	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color unkeyed plaster at ceiling in the 3rd room from north at east located at apt 6c, 6th story, 2nd apartment from north at east , section at south						
16556794	C	508	6C	6	12/31/2023	01/02/2024
8869176	ORIGINAL	01/08/2024	01/15/2024	NOV SENT	01/02/2024	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color unkeyed plaster at ceiling in the 3rd room from north at west located at apt 6c, 6th story, 2nd apartment from north at east , section at south						
16556797	B	551*	-	6	12/31/2023	01/02/2024
8869174	ORIGINAL	02/06/2024	02/20/2024	NOV SENT	01/02/2024	-
§ 27-2010, 2011, 2012 adm code cleanse and disinfect to the satisfaction of this department after removing the rubbish in the north section at public hall, 6th story						
16556795	B	507*	6C	6	12/31/2023	01/02/2024
8869173	ORIGINAL	02/06/2024	02/20/2024	NOV SENT	01/02/2024	-
§ 27-2005 adm code repair the roof so that it will not leak over ceiling in the 1st room from north located at apt 6c, 6th story, 2nd apartment from north at east , section at south						
16566028	B	550	6C	6	12/31/2023	01/02/2024
8869175	ORIGINAL	02/06/2024	02/20/2024	NOI SENT	01/02/2024	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx 20 sq ft at ceiling in the bathroom located at apt 6c, 6th story, 2nd apartment from north at east , section at south						





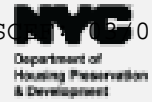
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16545311	B	502	-	1	12/21/2023	12/26/2023
8860515	ORIGINAL	01/30/2024	02/13/2024	NOV SENT	12/26/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at east wall at public hall, 1st story						
16545303	C	583	5C	5	12/21/2023	12/26/2023
8860516	ORIGINAL	01/01/2024	01/08/2024	NOV SENT	12/26/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling and south wall in the bathroom located at apt 5c, 5th story, 4th apartment from north at east						
16545306	A	556	5C	5	12/21/2023	12/26/2023
8860514	ORIGINAL	03/30/2024	04/13/2024	NOV SENT	12/26/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling and south wall in the bathroom located at apt 5c, 5th story, 4th apartment from north at east						
16545320	C	510	5C	5	12/21/2023	12/26/2023
8860516	ORIGINAL	01/01/2024	01/08/2024	NOV SENT	12/26/2023	-
§ 27-2005 adm code & 309 m/d law abate the nuisance consisting of key operated lock at door leading to room with fire escape in the entire apartment located at apt 5c, 5th story, 4th apartment from north at east						
16545321	B	1503	5C	5	12/21/2023	12/26/2023
8860515	ORIGINAL	01/30/2024	02/13/2024	NOV SENT	12/26/2023	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). defective in the entire apartment located at apt 5c, 5th story, 4th apartment from north at east						
16545322	B	702	5C	5	12/21/2023	12/26/2023
8860515	ORIGINAL	01/30/2024	02/13/2024	NOV SENT	12/26/2023	-
§ 27-2045 adm code repair or replace the smoke detector defective in the entire apartment located at apt 5c, 5th story, 4th apartment from north at east						
16545308	B	538*	-	All Stories	12/21/2023	12/26/2023
8860515	ORIGINAL	01/30/2024	02/13/2024	NOV SENT	12/26/2023	-
§ 27-2005, 2007 adm code remove all encumbrances consisting of old furniture and garbage at public hall						
16538346	C	501	-	5	12/19/2023	12/21/2023
8856681	ORIGINAL	12/27/2023	01/03/2024	NOV SENT	12/21/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane at upper sash at window at public hall, 5th story, section "south"						



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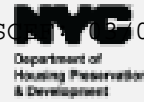
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16538416	B	502	-	6	12/19/2023	12/21/2023
8856679	ORIGINAL	01/25/2024	02/08/2024	NOV SENT	12/21/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at the ceiling at public hall, 6th story, section "north "						
16538422	C	501	-	6	12/19/2023	12/21/2023
8856680	ORIGINAL	12/27/2023	01/03/2024	NOV SENT	12/21/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane at upper sash at window at public hall, 6th story, section "north "						
16538409	C	552	-	All Stories	12/19/2023	12/21/2023
8856680	ORIGINAL	12/27/2023	01/03/2024	NOV SENT	12/21/2023	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the hallway all stories at public hall						
16538404	C	551*	-	All Stories	12/19/2023	12/21/2023
8856680	ORIGINAL	12/27/2023	01/03/2024	NOV SENT	12/21/2023	-
§ 27-2010, 2011, 2012 adm code cleanse and disinfect to the satisfaction of this department after removing the rubbish at all stories at public hall						
16523515	C	501	5G	5	12/12/2023	12/14/2023
8846351	ORIGINAL	12/20/2023	12/27/2023	NOV SENT	12/14/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective wood base cabinet at wash basin in the bathroom located at apt 5g, 5th story, 1st apartment from north at east , section at north						
16523506	C	501	-	5	12/12/2023	12/14/2023
8846350	ORIGINAL	12/20/2023	12/27/2023	NOV SENT	12/14/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane third sash window at west wall at public hall, 5th story, section at south						
16523499	B	538*	-	Not Applicable	12/12/2023	12/14/2023
8846349	ORIGINAL	01/18/2024	02/01/2024	NOV SENT	12/14/2023	-
§ 27-2005, 2007 adm code remove all encumbrances consisting of house hold item on 5th, 4th, 3rd and 2nd stories at public hall						
16514261	B	598	5G	5	12/11/2023	12/13/2023
8844895	ORIGINAL	01/17/2024	01/31/2024	NOV SENT	12/13/2023	-
§ 27-2026 adm code repair the broken or defective connection at wash basin waste line in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						





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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16514262	B	501	5G	5	12/11/2023	12/13/2023
8844895	ORIGINAL	01/17/2024	01/31/2024	NOV SENT	12/13/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective electrical outlet at east wall in the kitchen located at apt 5g, 5th story, 1st apartment from north at east						
16514258	B	583	5G	5	12/11/2023	12/13/2023
8844895	ORIGINAL	01/17/2024	01/31/2024	NOV SENT	12/13/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16514263	C	568	5G	5	12/11/2023	12/13/2023
8844897	ORIGINAL	01/08/2024	01/13/2024	NOI SENT	12/13/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16514259	C	508	5G	5	12/11/2023	12/13/2023
8844896	ORIGINAL	12/19/2023	12/26/2023	NOV SENT	12/13/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color approx 1 sq.ft unkeyed sheetrock at ceiling in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16514260	B	506	5G	5	12/11/2023	12/13/2023
8844895	ORIGINAL	01/17/2024	01/31/2024	NOV SENT	12/13/2023	-
§ 27-2005 adm code replace with new the missing wash basin base cabinet door in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16514264	C	569	5G	5	12/11/2023	12/13/2023
8844897	ORIGINAL	01/08/2024	01/13/2024	NOI SENT	12/13/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16523246	A	556	5G	5	12/11/2023	12/13/2023
8844894	ORIGINAL	03/17/2024	03/31/2024	NOV SENT	12/13/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16510595	C	530	-	1	12/07/2023	12/11/2023
8840745	ORIGINAL	12/25/2023	12/30/2023	NOV SENT	12/11/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective building entrance door , 1st story						



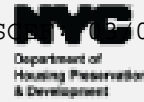
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16503538	C	569	APT1H	1	12/06/2023	12/07/2023
8835964	ORIGINAL	01/02/2024	01/07/2024	NOI SENT	12/07/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt apt1h, 1st story, 1st apartment from north at east						
16503537	B	501	APT1H	1	12/06/2023	12/07/2023
8835955	ORIGINAL	01/11/2024	01/25/2024	NOV SENT	12/07/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective cracked upper window sash glass pane in the 1st room from east located at apt apt1h, 1st story, 1st apartment from north at east						
16503536	B	502	APT1H	1	12/06/2023	12/07/2023
8835955	ORIGINAL	01/11/2024	01/25/2024	NOV SENT	12/07/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the 1st room from east located at apt apt1h, 1st story, 1st apartment from north at east						
16503533	A	556	APT1H	1	12/06/2023	12/07/2023
8835952	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the south wall, west wall, east wall in the 1st room from east located at apt apt1h, 1st story, 1st apartment from north at east						
16503528	A	556	APT1H	1	12/06/2023	12/07/2023
8835952	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the east wall, 1st door frame from west at north wall in the bathroom located at apt apt1h, 1st story, 1st apartment from north at east						
16503530	B	583	APT1H	1	12/06/2023	12/07/2023
8835955	ORIGINAL	01/11/2024	01/25/2024	NOV SENT	12/07/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt apt1h, 1st story, 1st apartment from north at east						
16503531	A	556	APT1H	1	12/06/2023	12/07/2023
8835952	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling in the bathroom located at apt apt1h, 1st story, 1st apartment from north at east						
16503523	A	556	5A	5	12/06/2023	12/07/2023
8835951	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st window frame from east at south wall, 1st window frame from south at west wall in the 4th room from north located at apt 5a, 5th story, 1st apartment from south at west						

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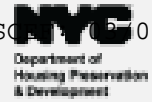
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VIOLATION DESCRIPTION						
16503526	B	702	5A	5	12/06/2023	12/07/2023
8835954	ORIGINAL	01/11/2024	01/25/2024	NOV SENT	12/07/2023	-
§ 27-2045 adm code repair or replace the smoke detector inoperable in the entire apartment located at apt 5a, 5th story, 1st apartment from south at west						
16503527	B	1503	5A	5	12/06/2023	12/07/2023
8835954	ORIGINAL	01/11/2024	01/25/2024	NOV SENT	12/07/2023	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). inoperable in the entire apartment located at apt 5a, 5th story, 1st apartment from south at west						
16503532	C	508	APT1H	1	12/06/2023	12/07/2023
8835959	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color approx 2 sq.ft unkeyed plaster at ceiling in the 1st room from east located at apt apt1h, 1st story, 1st apartment from north at east						
16503520	A	556	5A	5	12/06/2023	12/07/2023
8835951	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling, east wall in the 1st room from north at east located at apt 5a, 5th story, 1st apartment from south at west						
16503518	A	556	5A	5	12/06/2023	12/07/2023
8835951	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st window frame from west at north wall in the 1st room from north at east located at apt 5a, 5th story, 1st apartment from south at west						
16503525	C	569	5A	5	12/06/2023	12/07/2023
8835963	ORIGINAL	01/02/2024	01/07/2024	NOI SENT	12/07/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5a, 5th story, 1st apartment from south at west						
16503519	A	554	5A	5	12/06/2023	12/07/2023
8835951	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st radiator from west at north wall in the 1st room from north at east located at apt 5a, 5th story, 1st apartment from south at west						
16503522	A	556	5A	5	12/06/2023	12/07/2023
8835951	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the south wall in the kitchen located at apt 5a, 5th story, 1st apartment from south at west						



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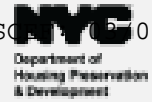
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VIOLATION DESCRIPTION						
16509907	C	617	5A	5	12/06/2023	12/07/2023
8835960	ORIGINAL	12/31/2023	01/05/2024	NOV SENT	12/07/2023	-
§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) west wall in the kitchen located at apt 5a, 5th story, 1st apartment from south at west						
16509909	C	624	5A	5	12/06/2023	12/07/2023
8835960	ORIGINAL	12/31/2023	01/05/2024	NOV SENT	12/07/2023	-
§ 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) west wall in the 4th room from north located at apt 5a, 5th story, 1st apartment from south at west						
16509910	C	617	5A	5	12/06/2023	12/07/2023
8835960	ORIGINAL	12/31/2023	01/05/2024	NOV SENT	12/07/2023	-
§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) west wall in the 1st room from north at east located at apt 5a, 5th story, 1st apartment from south at west						
16509911	C	624	APT1H	1	12/06/2023	12/07/2023
8835961	ORIGINAL	12/31/2023	01/05/2024	NOV SENT	12/07/2023	-
§ 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) north wall, west wall in the bathroom located at apt apt1h, 1st story, 1st apartment from north at east						
16509913	C	617	APT1H	1	12/06/2023	12/07/2023
8835961	ORIGINAL	12/31/2023	01/05/2024	NOV SENT	12/07/2023	-
§ 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 window frame from north at east wall in the 1st room from east located at apt apt1h, 1st story, 1st apartment from north at east						
16509745	B	508	APT1E	1	12/06/2023	12/08/2023
8838173	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 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 apt1e, 1st story, 1st apartment from south at west , section at north						
16509750	B	550	APT1E	1	12/06/2023	12/08/2023
8838175	ORIGINAL	01/12/2024	01/26/2024	NOI SENT	12/08/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and north wall in the bathroom located at apt apt1e, 1st story, 1st apartment from south at west , section at north						



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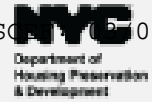
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16509708	B	702	APT2C	2	12/06/2023	12/08/2023
8838172	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt apt2c, 2nd story, 2nd apartment from north at east , section at south						
16509709	B	1503	APT2C	2	12/06/2023	12/08/2023
8838172	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt apt2c, 2nd story, 2nd apartment from north at east , section at south						
16509716	B	508	APT2C	2	12/06/2023	12/08/2023
8838172	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 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 apt2c, 2nd story, apartment at east , section at south						
16509694	B	506	4C	4	12/06/2023	12/08/2023
8838171	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2005 adm code replace with new the missing spout at bathtub in the bathroom located at apt 4c, 4th story, 2nd apartment from north at east , section at south						
16509696	C	583	4C	4	12/06/2023	12/08/2023
8838176	ORIGINAL	12/14/2023	12/21/2023	NOV SENT	12/08/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak leaking at ceiling in the bathroom located at apt 4c, 4th story, 2nd apartment from north at east , section at south						
16509692	B	502	4C	4	12/06/2023	12/08/2023
8838171	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective ceramic wall tile at bathtub in the bathroom located at apt 4c, 4th story, 2nd apartment from north at east , section at south						
16509697	B	508	4C	4	12/06/2023	12/08/2023
8838171	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 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 4c, 4th story, 2nd apartment from north at east , section at south						
16509680	B	598	5G	5	12/06/2023	12/08/2023
8838174	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2026 adm code repair the broken or defective connection at wasteline in the bathroom located at apt 5g, 5th story, 1st apartment from north at east , section at north						



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VIOLATION DESCRIPTION						
16509685	B	506	5G	5	12/06/2023	12/08/2023
8838174	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2005 adm code replace with new the missing basin sink door in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east , section at north						
16517726	C	616	5G	5	12/06/2023	12/12/2023
8843563	ORIGINAL	01/05/2024	01/10/2024	NOV SENT	12/12/2023	-
§ 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) ceiling in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16509755	B	508	APT1E	1	12/06/2023	12/08/2023
8838173	ORIGINAL	01/12/2024	01/26/2024	NOV SENT	12/08/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and north wall in the 2nd room from east at south located at apt apt1e, 1st story, 1st apartment from south at west , section at north						
16509908	A	556	5A	5	12/06/2023	12/07/2023
8835951	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the bathroom , the 1st private hallway from north, the foyer , the 2nd private hallway from north located at apt 5a, 5th story, 1st apartment from south at west						
16509912	A	556	APT1H	1	12/06/2023	12/07/2023
8835952	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the foyer , the kitchen located at apt apt1h, 1st story, 1st apartment from north at east						
16508554	A	556	6E	6	12/05/2023	12/06/2023
8834009	ORIGINAL	03/10/2024	03/24/2024	NOV SENT	12/06/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the bathroom , the kitchen located at apt 6e, 6th story, 2nd apartment from south at west						
16508311	B	539	-	4	12/05/2023	12/06/2023
8834011	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005, 2007 adm code and dept. rules and regulations. remove the encumbrance obstructing egress from fire escapes -garbage and flower pots at north stack at fire escape, 4th story						
16508308	B	539	-	2	12/05/2023	12/06/2023
8834011	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005, 2007 adm code and dept. rules and regulations. remove the encumbrance obstructing egress from fire escapes -garbage and flower pots at north stack , 2nd story						



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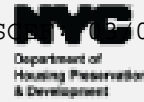
VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16508446	B	508	3C	3	12/04/2023	12/07/2023
8835953	ORIGINAL	01/11/2024	01/25/2024	NOV SENT	12/07/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and all walls in the 1st room from east at south located at apt 3c, 3rd story, 2nd apartment from north at east , section at south						
16508448	C	502	3C	3	12/04/2023	12/07/2023
8835957	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective sagging wood floor in the 1st room from east at north located at apt 3c, 3rd story, 2nd apartment from north at east , section at south						
16508452	C	568	3C	3	12/04/2023	12/07/2023
8835962	ORIGINAL	01/02/2024	01/07/2024	NOI SENT	12/07/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 3c, 3rd story, 2nd apartment from north at east , section at south						
16508453	C	569	3C	3	12/04/2023	12/07/2023
8835962	ORIGINAL	01/02/2024	01/07/2024	NOI SENT	12/07/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 3c, 3rd story, 2nd apartment from north at east , section at south						
16502801	C	552	-	All Stories	12/04/2023	12/07/2023
8835958	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbage and household items at all stories at building at public hall, section at north						
16502805	C	552	-	All Stories	12/04/2023	12/07/2023
8835958	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbage and household items at all stories at building at public hall, section at south						
16502756	B	508	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and all walls at closet 1 and 2 at south in the foyer located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502754	B	508	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the private hallway located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						

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VIOLATION DESCRIPTION						
16502745	C	508	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 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 apt6c, 6th story, 2nd apartment from north at east , section at south						
16502751	B	508	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at all walls in the 4th room from east located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502761	C	507*	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the roof so that it will not leak over ceiling in the 4th room from east located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502763	B	502	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective porcelain enamel at bathtub in the bathroom located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502766	B	506	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005 adm code replace with new the missing spout at bathtub in the bathroom located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502767	B	502	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective ceramic tiles at east wall in the bathroom located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502769	B	550	APT6C	6	12/04/2023	12/06/2023
8834012	ORIGINAL	01/10/2024	01/24/2024	NOI SENT	12/06/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and all walls in the bathroom located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502771	B	508	APT6C	6	12/04/2023	12/06/2023
8834010	ORIGINAL	01/10/2024	01/24/2024	NOV SENT	12/06/2023	-
§ 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 apt6c, 6th story, 2nd apartment from north at east , section at south						



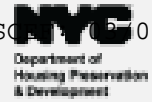
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16502778	C	508	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the foyer located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502815	C	501	-	6	12/04/2023	12/07/2023
8835958	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass panels at 1,2 and 3 at window sashes upper from bottom at public hall, 6th story, section at north						
16502822	C	508	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 1st room from east at south located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502824	C	508	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 1st room from east at north located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16502828	C	579	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 27-2026 adm code repair the leaky and/or defective faucets at bathtub in the bathroom located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16508443	A	556	3C	3	12/04/2023	12/07/2023
8835950	ORIGINAL	03/11/2024	03/25/2024	NOV SENT	12/07/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at all walls in the bathroom located at apt 3c, 3rd story, 2nd apartment from north at east , section at south						
16502783	C	507*	APT6C	6	12/04/2023	12/06/2023
8834013	ORIGINAL	12/12/2023	12/19/2023	NOV SENT	12/06/2023	-
§ 27-2005 adm code repair the roof so that it will not leak over ceiling in the 1st room from east at south located at apt apt6c, 6th story, 2nd apartment from north at east , section at south						
16508441	C	508	3C	3	12/04/2023	12/07/2023
8835957	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 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 3c, 3rd story, 2nd apartment from north at east , section at south						



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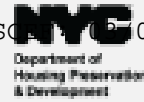
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16508436	C	502	3C	3	12/04/2023	12/07/2023
8835957	ORIGINAL	12/13/2023	12/20/2023	NOV SENT	12/07/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective sagging wood floor in the 1st room from east at south located at apt 3c, 3rd story, 2nd apartment from north at east , section at north						
16500701	A	550	1F	1	12/01/2023	12/05/2023
8832219	ORIGINAL	03/09/2024	03/23/2024	NOI SENT	12/05/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at the ceiling (8 sq.ft.) in the bathroom located at apt 1f, 1st story, 3rd apartment from south at west						
16500700	C	508	1F	1	12/01/2023	12/05/2023
8832223	ORIGINAL	12/11/2023	12/18/2023	NOV SENT	12/05/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at the ceiling in the bathroom located at apt 1f, 1st story, 3rd apartment from south at west						
16500699	B	583	1F	1	12/01/2023	12/05/2023
8832221	ORIGINAL	01/09/2024	01/23/2024	NOV SENT	12/05/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at the ceiling in the bathroom located at apt 1f, 1st story, 3rd apartment from south at west						
16500685	A	556	3G	3	12/01/2023	12/05/2023
8832218	ORIGINAL	03/09/2024	03/23/2024	NOV SENT	12/05/2023	-
§ 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 3g, 3rd story, 1st apartment from north at east						
16500696	C	530	3G	3	12/01/2023	12/06/2023
8834016	ORIGINAL	12/20/2023	12/25/2023	NOV SENT	12/06/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective door in the entrance located at apt 3g, 3rd story, 1st apartment from north at east						
16500692	C	569	3G	3	12/01/2023	12/06/2023
8834015	ORIGINAL	01/01/2024	01/06/2024	NOI SENT	12/06/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 3g, 3rd story, 1st apartment from north at east						
16500691	C	568	3G	3	12/01/2023	12/06/2023
8834015	ORIGINAL	01/01/2024	01/06/2024	NOI SENT	12/06/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 3g, 3rd story, 1st apartment from north at east						



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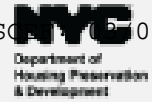
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VIOLATION DESCRIPTION						
16437852	B	501	5G	5	11/24/2023	11/27/2023
8794441	ORIGINAL	01/01/2024	01/15/2024	NOV SENT	11/27/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective rotten wood base cabinet at sink in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16437851	B	509	5G	5	11/24/2023	11/27/2023
8794440	ORIGINAL	01/01/2024	01/15/2024	NOV SENT	11/27/2023	-
§ 27-2005 adm code properly secure the loose wash basin in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16437848	B	502	5G	5	11/24/2023	11/27/2023
8794440	ORIGINAL	01/01/2024	01/15/2024	NOV SENT	11/27/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective porcelain glaze at bathtub in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16437850	C	508	5G	5	11/24/2023	11/27/2023
8794442	ORIGINAL	12/03/2023	12/10/2023	NOV SENT	11/27/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16437847	B	501	5G	5	11/24/2023	11/27/2023
8794440	ORIGINAL	01/01/2024	01/15/2024	NOV SENT	11/27/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective electrical outlet at east wall in the kitchen located at apt 5g, 5th story, 1st apartment from north at east						
16437849	C	583	5G	5	11/24/2023	11/27/2023
8794442	ORIGINAL	12/03/2023	12/10/2023	NOV SENT	11/27/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16391947	I	780	-	-	11/15/2023	-
-	-	-	-	INFO NOV SENT	11/15/2023	-
§27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code §27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.						
16319189	C	530	-	4	10/16/2023	10/19/2023
8690836	ORIGINAL	11/02/2023	11/07/2023	NOV SENT	10/19/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective fire door at public hall, 4th story, section "south"						



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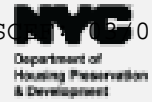
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16312274	B	538*	-	5	10/13/2023	10/16/2023
8684494	ORIGINAL	11/20/2023	12/04/2023	NOV SENT	10/16/2023	-
§ 27-2005, 2007 adm code remove all encumbrances consisting of house hold items at public hall, 5th story, section at south						
16312279	C	501	-	1	10/13/2023	10/16/2023
8684496	ORIGINAL	10/22/2023	10/29/2023	NOV SENT	10/16/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane entrance door at public hall, 1st story						
16312271	C	501	-	5	10/13/2023	10/16/2023
8684496	ORIGINAL	10/22/2023	10/29/2023	NOV SENT	10/16/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane upper sash window; window at west wall at public hall, 5th story, section at south						
16295334	C	568	2G	2	10/08/2023	10/12/2023
8680044	ORIGINAL	11/07/2023	11/12/2023	NOI SENT	10/12/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295341	A	502	2G	2	10/08/2023	10/13/2023
8682365	ORIGINAL	01/16/2024	01/30/2024	NOV SENT	10/13/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective base cabinet at east wall in the kitchen located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295340	A	502	2G	2	10/08/2023	10/13/2023
8682365	ORIGINAL	01/16/2024	01/30/2024	NOV SENT	10/13/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective base cabinet at sink in the kitchen located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295338	C	501	2G	2	10/08/2023	10/12/2023
8680043	ORIGINAL	10/18/2023	10/25/2023	NOV SENT	10/12/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane at upper sash at window in the 1st room from east at north located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295339	C	790	2G	2	10/08/2023	10/13/2023
8682366	ORIGINAL	11/08/2023	11/13/2023	NOV SENT	10/13/2023	-
§ 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 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						

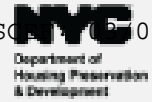




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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16295335	A	501	2G	2	10/08/2023	10/13/2023
8682365	ORIGINAL	01/16/2024	01/30/2024	NOV SENT	10/13/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective electrical switch at east wall in the kitchen located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295333	C	569	2G	2	10/08/2023	10/12/2023
8680044	ORIGINAL	11/07/2023	11/12/2023	NOI SENT	10/12/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295332	A	583	2G	2	10/08/2023	10/12/2023
8680042	ORIGINAL	01/15/2024	01/29/2024	NOV SENT	10/12/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the 1st room from east at north located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295336	C	501	2G	2	10/08/2023	10/12/2023
8680043	ORIGINAL	10/18/2023	10/25/2023	NOV SENT	10/12/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane at upper sash at window i in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16295337	A	579	2G	2	10/08/2023	10/12/2023
8680042	ORIGINAL	01/15/2024	01/29/2024	NOV SENT	10/12/2023	-
§ 27-2026 adm code repair the leaky and/or defective faucets at bathtub in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east , 1st section from west at north						
16293039	C	568	5G	6	10/07/2023	10/10/2023
8674397	ORIGINAL	11/05/2023	11/10/2023	NOI SENT	10/10/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						
16293040	C	569	5G	6	10/07/2023	10/10/2023
8674397	ORIGINAL	11/05/2023	11/10/2023	NOI SENT	10/10/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						
16293042	B	501	5G	6	10/07/2023	10/10/2023
8674396	ORIGINAL	11/14/2023	11/28/2023	NOV SENT	10/10/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective spring balance at lower window sash at east wall in the 1st room from east at north located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						

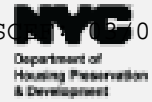




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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16293041	B	501	5G	6	10/07/2023	10/10/2023
8674396	ORIGINAL	11/14/2023	11/28/2023	NOV SENT	10/10/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective spring balance at lower window sash at east wall in the 1st room from east at south located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						
16293038	B	508	5G	6	10/07/2023	10/10/2023
8674396	ORIGINAL	11/14/2023	11/28/2023	NOV SENT	10/10/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the bathroom located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						
16293037	B	507*	5G	6	10/07/2023	10/10/2023
8674396	ORIGINAL	11/14/2023	11/28/2023	NOV SENT	10/10/2023	-
§ 27-2005 adm code repair the roof so that it will not leak over ceiling in the bathroom located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						
16293036	B	742*	5G	6	10/07/2023	10/10/2023
8674396	ORIGINAL	11/14/2023	11/28/2023	NOV SENT	10/10/2023	-
§ 27-2070 adm code provide an adequate supply of gas to the fixtures at range in the kitchen located at apt 5g, 6th story, 1st apartment from north at east , 1st section from west at north						
16261632	C	530	-	5	09/30/2023	10/02/2023
8661450	ORIGINAL	10/16/2023	10/21/2023	NOV SENT	10/02/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective inoperable hinges at fire door at public hall, 5th story						
16261633	C	698	-	6	09/30/2023	10/02/2023
8661448	ORIGINAL	10/08/2023	10/15/2023	NOV SENT	10/02/2023	-
§ 27-2044 adm code provide approved one-hour fire resistance rated self-closing door at all openings to public hall other than apt main entrance door from at public hall, 6th story						
16276930	C	508	3D	3	09/30/2023	10/02/2023
8661449	ORIGINAL	10/08/2023	10/15/2023	NOV SENT	10/02/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color 10 sq ft at ceiling in the bathroom located at apt 3d, 3rd story, 2nd apartment from north at east , section at south						
16276946	B	583	3D	3	09/30/2023	10/02/2023
8661446	ORIGINAL	11/06/2023	11/20/2023	NOV SENT	10/02/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak above ceiling in the kitchen located at apt 3d, 3rd story, 1st apartment from north at east , section at south						





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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16276935	B	508	3D	3	09/30/2023	10/02/2023
8661446	ORIGINAL	11/06/2023	11/20/2023	NOV SENT	10/02/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color ceiling and all walls throughout in the entire apartment located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16276937	B	550	3D	3	09/30/2023	10/02/2023
8661447	ORIGINAL	11/06/2023	11/20/2023	OPEN	01/03/2024	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... 10 sq ft at ceiling and west wall in the bathroom located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16276940	B	583	3D	3	09/30/2023	10/02/2023
8661446	ORIGINAL	11/06/2023	11/20/2023	NOV SENT	10/02/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak above ceiling in the 4th room from east located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16276942	B	502	3D	3	09/30/2023	10/02/2023
8661446	ORIGINAL	11/06/2023	11/20/2023	NOV SENT	10/02/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood apron at widow frame at north wall in the 1st room from east located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16276945	A	550	3D	3	09/30/2023	10/02/2023
8661445	ORIGINAL	01/05/2024	01/19/2024	NOI SENT	10/02/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... 1 sq ft at ceiling in the kitchen located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16276944	C	530	-	1	09/30/2023	10/02/2023
8661451	ORIGINAL	10/16/2023	10/21/2023	NOV SENT	10/02/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective hinges at vestibule door at public hall, 1st story						
16276943	C	530	-	1	09/30/2023	10/02/2023
8661451	ORIGINAL	10/16/2023	10/21/2023	NOV SENT	10/02/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective building entrance door at public hall, 1st story						
16276931	C	583	3D	3	09/30/2023	10/02/2023
8661449	ORIGINAL	10/08/2023	10/15/2023	NOV SENT	10/02/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak above ceiling in the bathroom located at apt 3d, 3rd story, apartment at east , section at south						

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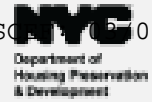
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16235485	B	1503	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16235479	B	501	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective dry rotted cabinet base at sink in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16235475	B	501	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective spring balance lower sash second window from north at east in the 1st room from east at south located at apt 5g, 5th story, 1st apartment from north at east						
16235481	C	501	5G	5	09/18/2023	09/19/2023
8643677	ORIGINAL	09/25/2023	10/02/2023	NOV SENT	09/19/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective cracked glass lower pane second window from north at east in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east						
16235488	C	530	5G	5	09/18/2023	09/19/2023
8643680	ORIGINAL	10/03/2023	10/08/2023	NOV SENT	09/19/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective inoperable hinges at door in the entrance located at apt 5g, 5th story, 1st apartment from north at east						
16235486	C	568	5G	5	09/18/2023	09/19/2023
8643679	ORIGINAL	10/15/2023	10/20/2023	NOI SENT	09/19/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16235484	B	702	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16235478	B	579	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2026 adm code repair the leaky and/or defective faucets at wash basin in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						

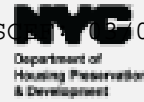
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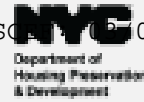
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VIOLATION DESCRIPTION						
16235477	B	583	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 5g, 5th story, 1st apartment from north at east						
16235476	B	508	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 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 5g, 5th story, 1st apartment from north at east						
16235482	B	579	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2026 adm code repair the leaky and/or defective faucets at sink in the kitchen located at apt 5g, 5th story, 1st apartment from north at east						
16235483	B	501	5G	5	09/18/2023	09/19/2023
8643676	ORIGINAL	10/24/2023	11/07/2023	NOV SENT	09/19/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective dry rotted cabinet base at sink in the kitchen located at apt 5g, 5th story, 1st apartment from north at east						
16235487	C	569	5G	5	09/18/2023	09/19/2023
8643679	ORIGINAL	10/15/2023	10/20/2023	NOI SENT	09/19/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16225354	B	508	6F	6	09/11/2023	09/14/2023
8637707	ORIGINAL	10/19/2023	11/02/2023	NOV SENT	09/14/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at west wall in the foyer located at apt 6f, 6th story, 2nd apartment from west at north						
16225356	B	508	6F	6	09/11/2023	09/14/2023
8637707	ORIGINAL	10/19/2023	11/02/2023	NOV SENT	09/14/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at north wall closet interior all walls in the foyer located at apt 6f, 6th story, 2nd apartment from west at north						
16225358	B	508	6F	6	09/11/2023	09/14/2023
8637707	ORIGINAL	10/19/2023	11/02/2023	NOV SENT	09/14/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east wall closet interior all walls in the 1st room from east located at apt 6f, 6th story, 2nd apartment from west at north						



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VIOLATION DESCRIPTION						
16214332	C	530	-	5	09/09/2023	09/11/2023
8632327	ORIGINAL	09/25/2023	09/30/2023	NOV SENT	09/11/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective fire door at public hall, 5th story						
16214335	C	506	-	1	09/09/2023	09/11/2023
8632325	ORIGINAL	09/17/2023	09/24/2023	NOV SENT	09/11/2023	-
§ 27-2005 adm code replace with new the missing 1 glass at pane at front entrance door to building , 1st story						
16214334	C	501	-	1	09/09/2023	09/11/2023
8632325	ORIGINAL	09/17/2023	09/24/2023	NOV SENT	09/11/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective heavy duty lock assembly at front entrance door to building , 1st story						
16214333	C	530	-	4	09/09/2023	09/11/2023
8632328	ORIGINAL	09/25/2023	09/30/2023	NOV SENT	09/11/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective inoperable hinges at fire door at public hall, 4th story						
16217977	A	556	3D	3	09/07/2023	09/11/2023
8632323	ORIGINAL	12/15/2023	12/29/2023	NOV SENT	09/11/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling and south wall in the bathroom located at apt 3d, 3rd story, 1st apartment from west at north						
16217981	B	529	-	1	09/07/2023	09/11/2023
8632324	ORIGINAL	10/16/2023	10/30/2023	NOV SENT	09/11/2023	-
§ 27-2005 hmc: refit... building entrance door at public hall, 1st story						
16217975	B	508	3D	3	09/07/2023	09/11/2023
8632324	ORIGINAL	10/16/2023	10/30/2023	NOV SENT	09/11/2023	-
§ 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 3d, 3rd story, 1st apartment from west at north						
16217973	C	583	3D	3	09/07/2023	09/11/2023
8632326	ORIGINAL	09/17/2023	09/24/2023	NOV SENT	09/11/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling and south wall in the bathroom located at apt 3d, 3rd story, 1st apartment from west at north						
16176773	A	556	5G	5	08/16/2023	08/21/2023
8606359	ORIGINAL	11/24/2023	12/08/2023	NOV SENT	08/21/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st door from east at south wall in the 2nd room from east located at apt 5g, 5th story, 1st apartment from north at east						





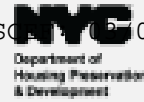
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16176756	B	623	4D	4	08/16/2023	08/21/2023
8606361	ORIGINAL	09/25/2023	10/09/2023	NOV SENT	08/21/2023	-
§ 27-2056.7, 27-2056.17 and 27-2056.8 adm code - certify compliance with lead-based paint hazard control requirements during period of unit vacancy by submitting required supporting documentation and affidavits for apartment located at apt 4d, 4th story, 3rd apartment from north at east						
16176770	C	568	5G	5	08/16/2023	08/22/2023
8608979	ORIGINAL	09/17/2023	09/22/2023	NOI SENT	08/22/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16176769	C	569	5G	5	08/16/2023	08/22/2023
8608979	ORIGINAL	09/17/2023	09/22/2023	NOI SENT	08/22/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5g, 5th story, 1st apartment from north at east						
16176768	C	501	5G	5	08/16/2023	08/22/2023
8608977	ORIGINAL	08/28/2023	09/04/2023	NOV SENT	08/22/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective the lower window sash internal glass pane the 2nd window from north at east. in the 1st room from east at south located at apt 5g, 5th story, 1st apartment from north at east						
16176767	B	506	5G	5	08/16/2023	08/22/2023
8608976	ORIGINAL	09/26/2023	10/10/2023	NOV SENT	08/22/2023	-
§ 27-2005 adm code replace with new the missing cover plate at electrical outlet at north wall in the 1st room from east at south located at apt 5g, 5th story, 1st apartment from north at east						
16176766	B	501	5G	5	08/16/2023	08/22/2023
8608976	ORIGINAL	09/26/2023	10/10/2023	NOV SENT	08/22/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective wood door at south in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east						
16176765	B	501	5G	5	08/16/2023	08/22/2023
8608976	ORIGINAL	09/26/2023	10/10/2023	NOV SENT	08/22/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective wood door frame at south in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east						
16176764	A	529	5G	5	08/16/2023	08/22/2023
8608975	ORIGINAL	11/25/2023	12/09/2023	NOV SENT	08/22/2023	-
§ 27-2005 hmc: refit... the 2 wood doors in the 2nd room from east located at apt 5g, 5th story, 1st apartment from north at east						



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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16176774	A	556	5G	5	08/16/2023	08/21/2023
8606359	ORIGINAL	11/24/2023	12/08/2023	NOV SENT	08/21/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st door from east at south wall in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east						
16163269	B	623	5H	5	08/11/2023	08/15/2023
8600320	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2056.7, 27-2056.17 and 27-2056.8 adm code - certify compliance with lead-based paint hazard control requirements during period of unit vacancy by submitting required supporting documentation and affidavits for apartment located at apt 5h, 5th story, 2nd apartment from north at east						
16163278	B	507*	6F	6	08/11/2023	08/15/2023
8600315	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2005 adm code repair the roof so that it will not leak above the ceiling in the foyer located at apt 6f, 6th story, 3rd apartment from south at west						
16163281	B	529	-	4	08/11/2023	08/16/2023
8601603	ORIGINAL	09/20/2023	10/04/2023	NOV SENT	08/16/2023	-
§ 27-2005 hmc: refit... fire door frame warped at public hall, 4th story						
16168901	C	530	-	4	08/11/2023	08/16/2023
8601605	ORIGINAL	08/30/2023	09/04/2023	NOV SENT	08/16/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective - due to warped fire door frame at public hall, 4th story						
16163268	B	623	5C	5	08/11/2023	08/15/2023
8600319	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2056.7, 27-2056.17 and 27-2056.8 adm code - certify compliance with lead-based paint hazard control requirements during period of unit vacancy by submitting required supporting documentation and affidavits for apartment located at apt 5c, 5th story, 4th apartment from north at east						
16163267	B	623	4F	4	08/11/2023	08/15/2023
8600318	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2056.7, 27-2056.17 and 27-2056.8 adm code - certify compliance with lead-based paint hazard control requirements during period of unit vacancy by submitting required supporting documentation and affidavits for apartment located at apt 4f, 4th story, 3rd apartment from south at west						
16163270	B	502	6F	6	08/11/2023	08/15/2023
8600315	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the kitchen located at apt 6f, 6th story, 3rd apartment from south at west						

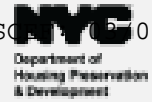


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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16163271	C	568	6F	6	08/11/2023	08/15/2023
8600321	ORIGINAL	09/10/2023	09/15/2023	NOI SENT	08/15/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 6f, 6th story, 3rd apartment from south at west						
16163272	C	569	6F	6	08/11/2023	08/15/2023
8600321	ORIGINAL	09/10/2023	09/15/2023	NOI SENT	08/15/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6f, 6th story, 3rd apartment from south at west						
16163273	B	508	6F	6	08/11/2023	08/15/2023
8600315	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east closet ceiling and walls in the 2nd room from north at west located at apt 6f, 6th story, 3rd apartment from south at west						
16163274	B	508	6F	6	08/11/2023	08/15/2023
8600315	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color ceiling in the 2nd room from north at west located at apt 6f, 6th story, 3rd apartment from south at west						
16163275	B	507*	6F	6	08/11/2023	08/15/2023
8600315	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2005 adm code repair the roof so that it will not leak above the ceiling in the 2nd room from north at west located at apt 6f, 6th story, 3rd apartment from south at west						
16163276	B	508	6F	6	08/11/2023	08/15/2023
8600315	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at north closet ceiling and walls in the foyer located at apt 6f, 6th story, 3rd apartment from south at west						
16163280	B	501	-	1	08/11/2023	08/16/2023
8601603	ORIGINAL	09/20/2023	10/04/2023	NOV SENT	08/16/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective mortise lock at bulding entrance door , 1st story						
16163265	B	623	1G	1	08/11/2023	08/15/2023
8600316	ORIGINAL	09/19/2023	10/03/2023	NOV SENT	08/15/2023	-
§ 27-2056.7, 27-2056.17 and 27-2056.8 adm code - certify compliance with lead-based paint hazard control requirements during period of unit vacancy by submitting required supporting documentation and affidavits for apartment located at apt 1g, 1st story, 1st apartment from north at east						

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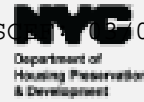
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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16153664	C	502	-	1	08/07/2023	08/08/2023
8590625	ORIGINAL	08/14/2023	08/21/2023	NOV SENT	08/08/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective glass at lower door sash at vestibule door at public hall, 1st story						
16143784	C	567*	-	Yards / Courts	08/01/2023	08/02/2023
8582444	ORIGINAL	08/28/2023	09/02/2023	NOV SENT	08/02/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of rodents at rear yard						
16143787	B	539	-	Fire Escape	08/01/2023	08/02/2023
8582443	ORIGINAL	09/06/2023	09/20/2023	NOV SENT	08/02/2023	-
§ 27-2005, 2007 adm code and dept. rules and regulations. remove the encumbrance obstructing egress from fire escapes consisting of house hold item on 6th, 5th, 4th and 1st stories balcony at north wall at fire escape						
16127338	C	501	-	1	07/24/2023	07/28/2023
8576269	ORIGINAL	08/03/2023	08/10/2023	NOV SENT	07/28/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective lock and assembly at vestibule , 1st story						
16127321	B	506	-	1	07/24/2023	07/28/2023
8576268	ORIGINAL	09/01/2023	09/15/2023	NOV SENT	07/28/2023	-
§ 27-2005 adm code replace with new the missing window glass pane at vestibule door at public hall, 1st story						
16127330	C	530	-	1	07/24/2023	07/28/2023
8576270	ORIGINAL	08/11/2023	08/16/2023	NOV SENT	07/28/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective at building entrance , 1st story						
16086440	C	530	-	1	07/05/2023	07/10/2023
8551619	ORIGINAL	07/24/2023	07/29/2023	NOV SENT	07/10/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective .. at public hall, 1st story						
16086435	C	568	3D	3	07/05/2023	07/10/2023
8551618	ORIGINAL	08/05/2023	08/10/2023	NOI SENT	07/10/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16086434	B	508	3D	3	07/05/2023	07/10/2023
8551617	ORIGINAL	08/14/2023	08/28/2023	NOV SENT	07/10/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color window sill, window at north wall in the 1st room from east located at apt 3d, 3rd story, 1st apartment from north at east , section at south						



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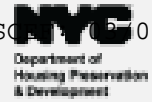
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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
16086436	B	688	3D	3	07/05/2023	07/10/2023
8551617	ORIGINAL	08/14/2023	08/28/2023	NOV SENT	07/10/2023	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures electric outlet at south wall in the foyer located at apt 3d, 3rd story, 1st apartment from north at east , section at south						
16071090	C	530	-	Not Applicable	06/27/2023	07/03/2023
8544101	ORIGINAL	07/17/2023	07/22/2023	NOV SENT	07/03/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective that is missing						
16071088	B	552	-	Yards / Courts	06/27/2023	07/03/2023
8544100	ORIGINAL	08/07/2023	08/21/2023	NOV SENT	07/03/2023	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the the rear court yard yard, 1st section from south at west						
16071093	C	530	-	Not Applicable	06/27/2023	07/03/2023
8544101	ORIGINAL	07/17/2023	07/22/2023	NOV SENT	07/03/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective door						
16071083	A	587*	-	Not Applicable	06/27/2023	07/03/2023
8544099	ORIGINAL	10/06/2023	10/20/2023	NOV SENT	07/03/2023	-
§ 27-2026 adm code remove cesspool and all sewage saturated earth, disinfect site and fill with fresh earth. connect plumbing system of building to main sewer by installing house sewer and drain. file application for approval before doing work.						
16071085	B	571	-	Yards / Courts	06/27/2023	07/03/2023
8544100	ORIGINAL	08/07/2023	08/21/2023	NOV SENT	07/03/2023	-
§ 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.						
16001632	C	622	6A	6	05/21/2023	05/22/2023
8494270	ORIGINAL	06/15/2023	06/20/2023	NOV SENT	05/22/2023	-
§ 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 6a, 6th story, 1st apartment from south at west , section at south						
15990816	A	556	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st closet from north at east wall door in the private hallway located at apt 6a, 6th story, 1st apartment from south at west , section at south						



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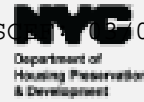
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15990822	C	501	-	1	05/20/2023	05/22/2023
8494264	ORIGINAL	05/28/2023	06/04/2023	NOV SENT	05/22/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective missing glass pane at building entrance door at public hall, 1st story						
15990817	A	508	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the north wall in the private hallway located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990819	B	742*	6A	6	05/20/2023	05/22/2023
8494262	ORIGINAL	06/26/2023	07/10/2023	NOV SENT	05/22/2023	-
§ 27-2070 adm code provide an adequate supply of gas to the fixtures no gas to range in the kitchen located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990807	A	554	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st riser from south at west wall in the kitchen located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990821	C	501	-	6	05/20/2023	05/22/2023
8494264	ORIGINAL	05/28/2023	06/04/2023	NOV SENT	05/22/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective lower sash glass pane at window at 1st public hall from north, 6th story						
15990818	A	556	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st closet from west at north wall door in the private hallway located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990813	A	554	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st riser from east at south wall in the bathroom located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990809	A	508	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the north wall, ceiling, east wall, south wall in the bathroom located at apt 6a, 6th story, 1st apartment from south at west , section at south						



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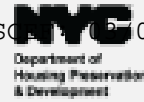
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15990808	C	550	6A	6	05/20/2023	05/22/2023
8494268	ORIGINAL	06/17/2023	06/22/2023	NOI SENT	05/22/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... 45 square feet at north, east, south walls and at ceiling in the bathroom located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990815	A	556	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the 1st door from west at north wall in the 4th room from north located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15990814	A	554	6A	6	05/20/2023	05/22/2023
8494261	ORIGINAL	08/25/2023	09/08/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code paint metal in accordance with dept. regulation the 1st radiator from west at north wall in the 1st room from north at east located at apt 6a, 6th story, 1st apartment from south at west , section at south						
16001588	C	617	6A	6	05/20/2023	05/22/2023
8494266	ORIGINAL	06/15/2023	06/20/2023	NOV SENT	05/22/2023	-
§ 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 window frame from west at north wall in the 1st room from north at east located at apt 6a, 6th story, 1st apartment from south at west , section at south						
16001589	C	617	6A	6	05/20/2023	05/22/2023
8494266	ORIGINAL	06/15/2023	06/20/2023	NOV SENT	05/22/2023	-
§ 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, east wall in the 4th room from north located at apt 6a, 6th story, 1st apartment from south at west , section at south						
16001590	C	617	6A	6	05/20/2023	05/22/2023
8494266	ORIGINAL	06/15/2023	06/20/2023	NOV SENT	05/22/2023	-
§ 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 closet from north at east wall door frame in the private hallway located at apt 6a, 6th story, 1st apartment from south at west , section at south						
16001587	C	617	6A	6	05/20/2023	05/22/2023
8494266	ORIGINAL	06/15/2023	06/20/2023	NOV SENT	05/22/2023	-
§ 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 north at east wall, north wall in the kitchen located at apt 6a, 6th story, 1st apartment from south at west , section at south						



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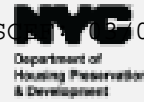
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VIOLATION DESCRIPTION						
16001627	C	617	6A	6	05/20/2023	05/22/2023
8494266	ORIGINAL	06/15/2023	06/20/2023	NOV SENT	05/22/2023	-
§ 27-2056.6 adm code - correct the lead-based paint hazard - paint that tested positive for lead content and that is peeling or on a deteriorated subsurface - using work practices set forth in 28 rcny §11-06(b)(2) 1st door frame from north at east wall in the bathroom located at apt 6a, 6th story, 1st apartment from south at west , section at south						
15995157	C	530	-	1	05/18/2023	05/22/2023
8494269	ORIGINAL	06/05/2023	06/10/2023	NOV SENT	05/22/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc, §238, § 309; § 107 (2) (c) mdl and 28 rcny §25-171: replace or repair the self-closing doors that is missing or defective building entrance door , 1st story						
15995125	B	508	6F	6	05/18/2023	05/22/2023
8494263	ORIGINAL	06/26/2023	07/10/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling and south wall in the closet at the north wall in the 1st room from north located at apt 6f, 6th story, 3rd apartment from south at west						
15995128	C	507*	6F	6	05/18/2023	05/22/2023
8494265	ORIGINAL	05/28/2023	06/04/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code repair the roof so that it will not leak at the ceiling in the closet at the north wall in the 1st room from north located at apt 6f, 6th story, 3rd apartment from south at west						
15995134	C	507*	6F	6	05/18/2023	05/22/2023
8494265	ORIGINAL	05/28/2023	06/04/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code repair the roof so that it will not leak at the ceiling in the foyer located at apt 6f, 6th story, 3rd apartment from south at west						
15995135	B	508	6F	6	05/18/2023	05/22/2023
8494263	ORIGINAL	06/26/2023	07/10/2023	NOV SENT	05/22/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the foyer located at apt 6f, 6th story, 3rd apartment from south at west						
15946413	A	556	2D	2	04/27/2023	05/01/2023
8468119	ORIGINAL	08/04/2023	08/18/2023	NOV SENT	05/01/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at 1st door frame from south at west wall in the 1st room from east located at apt 2d, 2nd story, 3rd apartment from north at east						
15946414	B	550	2D	2	04/27/2023	04/28/2023
8466485	ORIGINAL	06/02/2023	06/16/2023	1 NO ACCESS	07/27/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... (approx 20 sq ft) at east wall in the bathroom located at apt 2d, 2nd story, 3rd apartment from north at east						





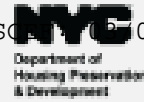
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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15946415	C	569	2D	2	04/27/2023	05/01/2023
8468122	ORIGINAL	05/27/2023	06/01/2023	NOI SENT	05/01/2023	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2d, 2nd story, 3rd apartment from north at east						
15946416	B	501	2D	2	04/27/2023	05/01/2023
8468120	ORIGINAL	06/05/2023	06/19/2023	NOV SENT	05/01/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective wood floor in the kitchen located at apt 2d, 2nd story, 3rd apartment from north at east						
15954225	C	624	2D	2	04/27/2023	05/01/2023
8468121	ORIGINAL	05/25/2023	05/30/2023	NOV SENT	05/01/2023	-
§ 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 window frame from north at east wall in the 1st room from east located at apt 2d, 2nd story, 3rd apartment from north at east						
15953601	B	508	2D	2	04/27/2023	05/01/2023
8468120	ORIGINAL	06/05/2023	06/19/2023	NOV SENT	05/01/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at west wall, ceiling, west wall, south wall in the 1st room from east located at apt 2d, 2nd story, 3rd apartment from north at east						
15954226	A	556	2D	2	04/27/2023	05/01/2023
8468119	ORIGINAL	08/04/2023	08/18/2023	NOV SENT	05/01/2023	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the foyer , the bathroom , the kitchen , the 4th room from east located at apt 2d, 2nd story, 3rd apartment from north at east						
15925909	C	501	-	1	04/11/2023	04/13/2023
8449108	ORIGINAL	04/19/2023	04/26/2023	NOV SENT	04/13/2023	-
§ 27-2005 hmc: properly repair or replace the broken or defective glass pane at building entrance door at public hall, 1st story						
15912144	C	530	-	1	04/05/2023	04/11/2023
8446286	ORIGINAL	04/25/2023	04/30/2023	NOV SENT	04/11/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc: replace or repair the self-closing doors that is missing or defective strike plate at door at building entrance , 1st story						
15912142	C	530	-	5	04/05/2023	04/11/2023
8446286	ORIGINAL	04/25/2023	04/30/2023	NOV SENT	04/11/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc: replace or repair the self-closing doors that is missing or defective fire door at public hall, 5th story						



2201 Davidson Avenue, Bronx, 10453

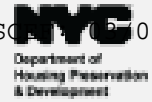
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15911829	C	530	-	1	04/05/2023	04/06/2023
8441044	ORIGINAL	04/20/2023	04/25/2023	NOV SENT	04/06/2023	-
§ 27-2005, 27-2007, 27-2041.1 hmc: replace or repair the self-closing doors that is missing or defective building entrance at public hall, 1st story						
15911833	C	505	-	1	04/05/2023	04/06/2023
8441042	ORIGINAL	04/12/2023	04/19/2023	NOV SENT	04/06/2023	-
§ 27-2005 adm code replace with new the broken or defective building entrance door lower glass pane at public hall, 1st story						
15918070	C	550	6F	6	04/05/2023	04/07/2023
8442821	ORIGINAL	05/03/2023	05/08/2023	NOI SENT	04/07/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at closet ceiling and east wall in the kitchen located at apt 6f, 6th story, 2nd apartment from south at west original violation 15081032 issued 25-mar-22 has been upgraded to class c per administrative code §27-2017.3a(5)(a) or (b).						
15911056	C	550	2E	2	04/04/2023	04/06/2023
8441043	ORIGINAL	05/02/2023	05/07/2023	NOI SENT	04/06/2023	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at teh ceiling and all walls in the bathroom located at apt 2e, 2nd story, 3rd apartment from west at north						
15911051	B	502	2E	2	04/04/2023	04/06/2023
8441040	ORIGINAL	05/11/2023	05/25/2023	NOV SENT	04/06/2023	-
§ 27-2005 adm code properly repair with similar material the broken or defective vinyl floor tiles in the kitchen located at apt 2e, 2nd story, 3rd apartment from west at north						
15911044	C	583	2E	2	04/04/2023	04/06/2023
8441041	ORIGINAL	04/12/2023	04/19/2023	NOV SENT	04/06/2023	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at the ceiling in the bathroom located at apt 2e, 2nd story, 3rd apartment from west at north						
15911059	C	688	2E	2	04/04/2023	04/06/2023
8441041	ORIGINAL	04/12/2023	04/19/2023	NOV SENT	04/06/2023	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures at the ceiling in the bathroom located at apt 2e, 2nd story, 3rd apartment from west at north						
15911062	C	508	2E	2	04/04/2023	04/06/2023
8441041	ORIGINAL	04/12/2023	04/19/2023	NOV SENT	04/06/2023	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the bathroom located at apt 2e, 2nd story, 3rd apartment from west at north						

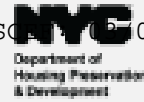




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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15796236	A	1507	-	-	03/16/2023	03/16/2023
8338061	ORIGINAL	06/19/2023	07/03/2023	NOV SENT	03/16/2023	-
(a) § hmc:file annual bedbug report in accordance with hpd rule as described on the back of this notice of violation or as described on hpd's website, www.nyc.gov/hpd, search bed bugs.						
15637413	C	790	2D	2	12/26/2022	12/28/2022
8233133	ORIGINAL	01/23/2023	01/28/2023	NOV SENT	12/28/2022	-
§ 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 = 0; wg to replace = 0; wg to repair = 2; in the entire apartment located at apt 2d, 2nd story, 3rd apartment from north at east						
15478078	I	780	-	-	11/03/2022	-
-	-	-	-	INFO NOV SENT	11/03/2022	-
§27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code §27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.						
15475219	C	530	-	1	11/02/2022	11/04/2022
8110700	ORIGINAL	11/18/2022	11/23/2022	NOV SENT	11/04/2022	-
§ 27-2005, 27-2007, 27-2041.1 hmc: replace or repair the self-closing doors that is missing or defective vestibule door , 1st story						
15475224	C	506	-	1	11/02/2022	11/04/2022
8110699	ORIGINAL	11/10/2022	11/17/2022	NOV SENT	11/04/2022	-
§ 27-2005 adm code replace with new the missing building entrance door , 1st story						
15475213	C	507*	-	6	11/02/2022	11/04/2022
8110699	ORIGINAL	11/10/2022	11/17/2022	NOV SENT	11/04/2022	-
§ 27-2005 adm code repair the roof so that it will not leak at the ceiling at public hall, 6th story, section at west						
15475216	A	556	-	6	11/02/2022	11/04/2022
8110697	ORIGINAL	02/07/2023	02/21/2023	NOV SENT	11/04/2022	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department the ceiling at public hall, 6th story, section at west						
15475215	B	502	-	6	11/02/2022	11/04/2022
8110698	ORIGINAL	12/09/2022	12/23/2022	NOV SENT	11/04/2022	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire rated material at the ceiling at public hall, 6th story, section at west						

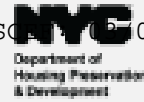




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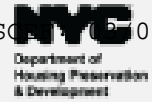
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15475217	B	538*	-	5	11/02/2022	11/04/2022
8110698	ORIGINAL	12/09/2022	12/23/2022	NOV SENT	11/04/2022	-
§ 27-2005, 2007 adm code remove all encumbrances consisting of rubbish and household items at public hall, 5th story						
15436433	B	552	-	Yards / Courts	10/17/2022	10/19/2022
8076893	ORIGINAL	11/23/2022	12/07/2022	NOV SENT	10/19/2022	-
§ 27-2010, 2011, 2012 adm code remove the accumulation of refuse and/or rubbish and maintain in a clean condition the garbge at south yard						
15436430	B	571	-	Yards / Courts	10/17/2022	10/19/2022
8076893	ORIGINAL	11/23/2022	12/07/2022	NOV SENT	10/19/2022	-
§ 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.						
15406229	C	506	-	5	09/29/2022	10/03/2022
8057619	ORIGINAL	10/09/2022	10/16/2022	NOT COMPLIED	10/13/2023	-
§ 27-2005 adm code replace with new the missing fire door at public hall, 5th story						
15380007	C	506	-	5	09/16/2022	09/21/2022
8044781	ORIGINAL	09/27/2022	10/04/2022	NOT COMPLIED	10/13/2023	-
§ 27-2005 adm code replace with new the missing fire door at public hall, 5th story, section at south						
15116862	C	550	5E	5	04/14/2022	04/18/2022
7878804	ORIGINAL	05/14/2022	05/19/2022	DEFECT LETTER	08/24/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling in the bathroom located at apt 5e, 5th story, 2nd apartment from west at north original violation 14610374 issued 06-oct-21 has been upgraded to class c per administrative code §27-2017.3a(5)(a) or (b).						
15113364	B	501	2G	2	04/12/2022	04/14/2022
7874928	ORIGINAL	05/19/2022	06/02/2022	NOV SENT	04/14/2022	-
§ 27-2005 adm code properly repair the broken or defective electrical light fixture at ceiling in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						
15113362	C	569	2G	2	04/12/2022	04/14/2022
7874930	ORIGINAL	05/10/2022	05/15/2022	NOI SENT	04/14/2022	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice located at apt 2g, 2nd story, 1st apartment from north at east						
15113361	B	579	2G	2	04/12/2022	04/14/2022
7874928	ORIGINAL	05/19/2022	06/02/2022	NOV SENT	04/14/2022	-
§ 27-2026 adm code repair the leaky and/or defective faucets at wash basin in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						





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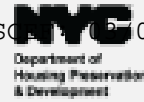
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
15113360	B	505	2G	2	04/12/2022	04/14/2022
7874928	ORIGINAL	05/19/2022	06/02/2022	NOV SENT	04/14/2022	-
§ 27-2005 adm code replace with new the broken or defective door in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						
15081061	C	568	6F	6	03/25/2022	03/30/2022
7858280	ORIGINAL	04/25/2022	04/30/2022	NOI SENT	03/30/2022	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 6f, 6th story, 2nd apartment from south at west						
15081057	B	508	6F	6	03/25/2022	03/30/2022
7858276	ORIGINAL	05/04/2022	05/18/2022	NOV SENT	03/30/2022	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling in the foyer located at apt 6f, 6th story, 2nd apartment from south at west						
15081056	C	507*	6F	6	03/25/2022	03/30/2022
7858279	ORIGINAL	04/05/2022	04/12/2022	NOT COMPLIED	08/24/2022	-
§ 27-2005 adm code repair the roof so that it will not leak at the ceiling in the foyer located at apt 6f, 6th story, 2nd apartment from south at west						
15081050	C	501	6F	6	03/25/2022	03/30/2022
7858279	ORIGINAL	04/05/2022	04/12/2022	NOT COMPLIED	08/24/2022	-
§ 27-2005 adm code properly repair the broken or defective vinyl floor tiles in the 1st room from north located at apt 6f, 6th story, 2nd apartment from south at west						
15081040	C	501	6F	6	03/25/2022	03/30/2022
7858279	ORIGINAL	04/05/2022	04/12/2022	NOT COMPLIED	08/24/2022	-
§ 27-2005 adm code properly repair the broken or defective window sashes at north wall in the 2nd room from north located at apt 6f, 6th story, 2nd apartment from south at west						
15081037	B	508	6F	6	03/25/2022	03/30/2022
7858276	ORIGINAL	05/04/2022	05/18/2022	NOV SENT	03/30/2022	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the ceiling and east wall in the kitchen located at apt 6f, 6th story, 2nd apartment from south at west						
15081036	C	507*	6F	6	03/25/2022	03/30/2022
7858279	ORIGINAL	04/05/2022	04/12/2022	NOT COMPLIED	08/24/2022	-
§ 27-2005 adm code repair the roof so that it will not leak at ceiling and east wall in the kitchen located at apt 6f, 6th story, 2nd apartment from south at west						



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VIOLATION DESCRIPTION						
15081060	C	569	6F	6	03/25/2022	03/30/2022
7858280	ORIGINAL	04/25/2022	04/30/2022	NOI SENT	03/30/2022	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6f, 6th story, 2nd apartment from south at west						
14861497	I	780	-	-	02/17/2022	-
-	-	-	-	INFO NOV SENT	02/17/2022	-
§27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code §27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.						
14861496	A	1507	-	-	02/17/2022	02/17/2022
7665061	ORIGINAL	05/23/2022	06/06/2022	NOV SENT	02/17/2022	-
(a) § hmc:file annual bedbug report in accordance with hpd rule as described on the back of this notice of violation or as described on hpd's website, www.nyc.gov/hpd, search bed bugs.						
14822389	B	501	-	1	02/08/2022	02/10/2022
7634902	ORIGINAL	03/17/2022	03/31/2022	NOV SENT	02/10/2022	-
§ 27-2005 adm code properly repair the broken or defective locking device vestibule door leading in to the building at public hall. 1st story at lobby, 1st story						
14798675	B	502	6A	6	01/24/2022	01/26/2022
7618307	ORIGINAL	03/02/2022	03/16/2022	NOV SENT	01/26/2022	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the 1st room from north at west located at apt 6a, 6th story, 1st apartment from south at west						
14798676	B	502	6A	6	01/24/2022	01/26/2022
7618307	ORIGINAL	03/02/2022	03/16/2022	NOV SENT	01/26/2022	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the 4th room from north located at apt 6a, 6th story, 1st apartment from south at west						
14798677	B	521	6A	6	01/24/2022	01/26/2022
7618307	ORIGINAL	03/02/2022	03/16/2022	NOV SENT	01/26/2022	-
§ 27-2005, 2007 adm code fire egress defective. remove obstructing bars or unlawful gates from window to fire escape or provide approved type gate at 1st window frame from east at south in the 4th room from north located at apt 6a, 6th story, 1st apartment from south at west						
14798673	C	569	6A	6	01/24/2022	01/26/2022
7618310	ORIGINAL	02/21/2022	02/26/2022	NOI SENT	01/26/2022	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 6a, 6th story, 1st apartment from south at west						

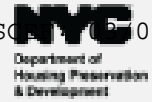




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VIOLATION DESCRIPTION						
14798674	C	568	6A	6	01/24/2022	01/26/2022
7618310	ORIGINAL	02/21/2022	02/26/2022	NOI SENT	01/26/2022	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 6a, 6th story, 1st apartment from south at west						
14798681	B	550	6A	6	01/24/2022	01/26/2022
7618308	ORIGINAL	03/02/2022	03/16/2022	1 NO ACCESS	04/16/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... approx (10 sq ft) south wall in the bathroom located at apt 6a, 6th story, 1st apartment from south at west						
14798680	B	508	6A	6	01/24/2022	01/26/2022
7618307	ORIGINAL	03/02/2022	03/16/2022	NOV SENT	01/26/2022	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south wall in the bathroom located at apt 6a, 6th story, 1st apartment from south at west						
14798679	B	505	6A	6	01/24/2022	01/26/2022
7618307	ORIGINAL	03/02/2022	03/16/2022	NOV SENT	01/26/2022	-
§ 27-2005 adm code replace with new the broken or defective upper sash glass at 2nd window frame at north in the 1st room from north at east located at apt 6a, 6th story, 1st apartment from south at west						
14798678	B	505	6A	6	01/24/2022	01/26/2022
7618307	ORIGINAL	03/02/2022	03/16/2022	NOV SENT	01/26/2022	-
§ 27-2005 adm code replace with new the broken or defective upper sash glass at 1st window frame from east at south in the 4th room from north located at apt 6a, 6th story, 1st apartment from south at west						
14799347	A	556	6A	6	01/24/2022	01/26/2022
7618306	ORIGINAL	05/01/2022	05/15/2022	NOV SENT	01/26/2022	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 4th room from north, the 1st room from north at east, the 1st room from north at west located at apt 6a, 6th story, 1st apartment from south at west						
14780929	B	550	1E	1	01/15/2022	01/18/2022
7608022	ORIGINAL	02/22/2022	03/08/2022	NOT COMPLIED	04/17/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... window frame at west wall in the 2nd room from east at north located at apt 1e, 1st story, 1st apartment from south at west original violation 14563552 issued 15-sep-21 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).						
14780930	B	550	1E	1	01/15/2022	01/18/2022
7608022	ORIGINAL	02/22/2022	03/08/2022	NOT COMPLIED	04/17/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at west and south wall in the bathroom located at apt 1e, 1st story, 1st apartment from south at west original violation 14563555 issued 15-sep-21 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).						

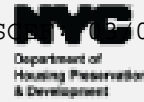




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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14770490	B	550	5A	5	01/09/2022	01/10/2022
7600965	ORIGINAL	02/14/2022	02/28/2022	DEFECT LETTER	04/16/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... (approx. 5 sq ft) at south, west and north walls in the bathroom located at apt 5a, 5th story, 1st apartment from south at west original violation 14544697 issued 07-sep-21 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).						
14760401	B	550	3D	3	01/01/2022	01/03/2022
7595165	ORIGINAL	02/07/2022	02/21/2022	1 NO ACCESS	04/16/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling in the bathroom located at apt 3d, 3rd story, 2nd apartment from north at east original violation 14534096 issued 01-sep-21 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).						
14645298	B	501	5E	5	10/22/2021	10/25/2021
7523620	ORIGINAL	11/29/2021	12/13/2021	NOV SENT	10/25/2021	-
§ 27-2005 adm code properly repair the broken or defective south base cabinet doors in the kitchen located at apt 5e, 5th story, 2nd apartment from east at south						
14610384	C	550	4A	4	10/06/2021	10/13/2021
7511305	ORIGINAL	11/08/2021	11/13/2021	NOI SENT	10/13/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling in the bathroom located at apt 4a, 4th story, 1st apartment from west at north						
14610388	C	569	4A	4	10/06/2021	10/13/2021
7511307	ORIGINAL	11/08/2021	11/13/2021	NOI SENT	10/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 4a, 4th story, 1st apartment from west at north						
14610389	B	505	4A	4	10/06/2021	10/13/2021
7511299	ORIGINAL	11/17/2021	12/01/2021	NOV SENT	10/13/2021	-
§ 27-2005 adm code replace with new the broken or defective window pane at upper sash in the 1st room from north at west located at apt 4a, 4th story, 1st apartment from west at north						
14610379	B	1503	5E	5	10/06/2021	10/12/2021
7508423	ORIGINAL	11/16/2021	11/30/2021	NOV SENT	10/12/2021	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt 5e, 5th story, 2nd apartment from west at north						
14610377	C	568	5E	5	10/06/2021	10/12/2021
7508427	ORIGINAL	11/07/2021	11/12/2021	NOI SENT	10/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5e, 5th story, 2nd apartment from west at north						

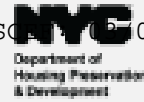




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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14572752	C	502	-	6	09/20/2021	09/21/2021
7483997	ORIGINAL	09/27/2021	10/04/2021	NOV SENT	09/21/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant plaster at ceiling at public hall, 6th story						
14564580	A	556	1E	1	09/15/2021	09/17/2021
7479554	ORIGINAL	12/21/2021	01/04/2022	NOV SENT	09/17/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 2nd room from east at north, the 2nd room from east at south, the bathroom located at apt 1e, 1st story, 1st apartment from south at west						
14544162	B	507*	-	6	09/07/2021	09/10/2021
7468361	ORIGINAL	10/15/2021	10/29/2021	CIV10 MAILED	10/20/2021	09/19/2021
§ 27-2005 adm code repair the roof so that it will not leak over ceiling at public hall, 6th story, section at north						
14544684	C	568	5A	5	09/07/2021	09/10/2021
7468368	ORIGINAL	10/06/2021	10/11/2021	NOI SENT	09/10/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5a, 5th story, 1st apartment from south at west						
14544677	B	502	5A	5	09/07/2021	09/10/2021
7468359	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective vinyl floor tiles in the private hallway located at apt 5a, 5th story, 1st apartment from south at west						
14544689	B	508	5A	5	09/07/2021	09/10/2021
7468359	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 1st room from north at east located at apt 5a, 5th story, 1st apartment from south at west						
14544733	B	688	5A	5	09/07/2021	09/10/2021
7468359	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures at electric outlet at north wall in the kitchen located at apt 5a, 5th story, 1st apartment from south at west						
14544204	A	556	-	6	09/07/2021	09/10/2021
7468357	ORIGINAL	12/14/2021	12/28/2021	NOV SENT	09/10/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling at public hall, 6th story, section at south						

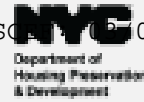




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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14544202	B	502	-	6	09/07/2021	09/10/2021
7468361	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant plaster at ceiling at public hall, 6th story, section at south						
14544200	B	507*	-	6	09/07/2021	09/10/2021
7468361	ORIGINAL	10/15/2021	10/29/2021	CIV10 MAILED	10/20/2021	09/19/2021
§ 27-2005 adm code repair the roof so that it will not leak over ceiling at public hall, 6th story, section at south						
14544184	A	556	-	6	09/07/2021	09/10/2021
7468357	ORIGINAL	12/14/2021	12/28/2021	NOV SENT	09/10/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling at public hall, 6th story, section at north						
14544663	C	569	5A	5	09/07/2021	09/10/2021
7468368	ORIGINAL	10/06/2021	10/11/2021	NOI SENT	09/10/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5a, 5th story, 1st apartment from south at west						
14544705	C	790	5A	5	09/07/2021	09/10/2021
7468367	ORIGINAL	10/06/2021	10/11/2021	NOV SENT	09/10/2021	-
§ 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 5a, 5th story, 1st apartment from south at west						
14544726	B	502	5A	5	09/07/2021	09/10/2021
7468359	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective caulking around bathtub in the bathroom located at apt 5a, 5th story, 1st apartment from south at west						
14544727	B	702	5A	5	09/07/2021	09/10/2021
7468359	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2045 adm code repair or replace the smoke detector defective located at apt 5a, 5th story, 1st apartment from south at west						
14544731	B	1503	5A	5	09/07/2021	09/10/2021
7468359	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). - defective located at apt 5a, 5th story, 1st apartment from south at west						





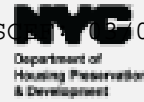
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14537061	B	501	6A	6	09/03/2021	09/10/2021
7468360	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2005 adm code properly repair the broken or defective fire escape gate in the 2nd room from east at south located at apt 6a, 6th story, 1st apartment from south at west						
14543662	C	507*	-	6	09/03/2021	09/10/2021
7468366	ORIGINAL	09/16/2021	09/23/2021	CERT INVALID	09/19/2021	09/19/2021
§ 27-2005 adm code repair the roof so that it will not leak at ceiling at public hall, 6th story						
14543664	B	502	-	6	09/03/2021	09/10/2021
7468362	ORIGINAL	10/15/2021	10/29/2021	NOV SENT	09/10/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective fire retardant material at public hall, 6th story						
14536658	C	568	1C	1	09/03/2021	09/10/2021
7468369	ORIGINAL	10/06/2021	10/11/2021	NOI SENT	09/10/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 1c, 1st story, 4th apartment from north at east						
14536655	C	569	1C	1	09/03/2021	09/10/2021
7468369	ORIGINAL	10/06/2021	10/11/2021	NOI SENT	09/10/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 1c, 1st story, 4th apartment from north at east						
14534116	B	688	3D	3	09/01/2021	09/03/2021
7462818	ORIGINAL	10/08/2021	10/22/2021	NOV SENT	09/03/2021	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures outlet at south wall in the private hallway located at apt 3d, 3rd story, 2nd apartment from north at east						
14534095	A	508	3D	3	09/01/2021	09/03/2021
7462815	ORIGINAL	12/07/2021	12/21/2021	NOV SENT	09/03/2021	-
§ 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 3d, 3rd story, 2nd apartment from north at east						
14534094	C	583	3D	3	09/01/2021	09/03/2021
7462822	ORIGINAL	09/09/2021	09/16/2021	NOV SENT	09/03/2021	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 3d, 3rd story, 2nd apartment from north at east						



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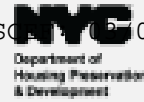
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14534080	B	505	3C	3	09/01/2021	09/03/2021
7462819	ORIGINAL	10/08/2021	10/22/2021	NOV SENT	09/03/2021	-
§ 27-2005 adm code replace with new the broken or defective rubber gasket at refrigerator in the kitchen located at apt 3c, 3rd story, 3rd apartment from north at east						
14534072	C	569	3C	3	09/01/2021	09/03/2021
7462826	ORIGINAL	09/29/2021	10/04/2021	NOI SENT	09/03/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 3c, 3rd story, 3rd apartment from north at east						
14534034	B	508	3C	3	09/01/2021	09/03/2021
7462819	ORIGINAL	10/08/2021	10/22/2021	NOV SENT	09/03/2021	-
§ 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 3c, 3rd story, 3rd apartment from north at east						
14534197	B	550	4A	4	09/01/2021	09/03/2021
7462821	ORIGINAL	10/08/2021	10/22/2021	1 NO ACCESS	04/16/2022	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and south wall in the bathroom located at apt 4a, 4th story, 1st apartment from south at west						
14534173	B	688	4A	4	09/01/2021	09/03/2021
7462820	ORIGINAL	10/08/2021	10/22/2021	NOV SENT	09/03/2021	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures outlet at north wall in the kitchen located at apt 4a, 4th story, 1st apartment from south at west						
14534130	A	556	4A	4	09/01/2021	09/03/2021
7462816	ORIGINAL	12/07/2021	12/21/2021	NOV SENT	09/03/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department at ceiling and south wall in the bathroom located at apt 4a, 4th story, 1st apartment from south at west						
14534124	C	568	4A	4	09/01/2021	09/03/2021
7462827	ORIGINAL	09/29/2021	10/04/2021	NOI SENT	09/03/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 4a, 4th story, 1st apartment from south at west						
14534169	B	1503	4A	4	09/01/2021	09/03/2021
7462820	ORIGINAL	10/08/2021	10/22/2021	NOV SENT	09/03/2021	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt 4a, 4th story, 1st apartment from south at west						



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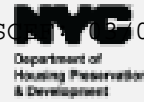
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14534148	C	790	4A	4	09/01/2021	09/03/2021
7462825	ORIGINAL	09/29/2021	10/04/2021	NOV SENT	09/03/2021	-
§ 27-2043.1 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 = 3; wg to replace = 0; wg to repair = 0; in the entire apartment located at apt 4a, 4th story, 1st apartment from south at west						
14534166	B	702	4A	4	09/01/2021	09/03/2021
7462820	ORIGINAL	10/08/2021	10/22/2021	NOV SENT	09/03/2021	-
§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt 4a, 4th story, 1st apartment from south at west						
14533419	B	505	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 27-2005 adm code replace with new the broken or defective electric outlet cover at north wall in the 1st room from east at south located at apt 2g, 2nd story, 1st apartment from north at east						
14527820	B	508	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at east wall, south wall in the private hallway located at apt 2g, 2nd story, 1st apartment from north at east						
14533446	B	688	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures at electric outlet at east wall in the 1st room from east at north located at apt 2g, 2nd story, 1st apartment from north at east						
14533461	C	569	2G	2	08/31/2021	09/02/2021
7461419	ORIGINAL	09/28/2021	10/03/2021	NOI SENT	09/02/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2g, 2nd story, 1st apartment from north at east						
14527818	B	508	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 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 2g, 2nd story, 1st apartment from north at east						
14533458	B	502	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective vinyl floor tiles in the foyer located at apt 2g, 2nd story, 1st apartment from north at east						





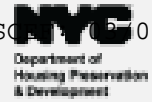
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14533547	A	732	2G	2	08/31/2021	09/02/2021
7461416	ORIGINAL	12/06/2021	12/20/2021	NOV SENT	09/02/2021	-
§ 27-2064 adm code provide in accordance with the rules and regulations of this department a waterproof floor and base for the water closet .. in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						
14527819	B	583	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						
14533460	C	568	2G	2	08/31/2021	09/02/2021
7461419	ORIGINAL	09/28/2021	10/03/2021	NOI SENT	09/02/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 2g, 2nd story, 1st apartment from north at east						
14533550	B	502	2G	2	08/31/2021	09/02/2021
7461417	ORIGINAL	10/07/2021	10/21/2021	NOV SENT	09/02/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective vinyl floor tiles in the 1st room from east at north located at apt 2g, 2nd story, 1st apartment from north at east						
14533770	A	556	2G	2	08/31/2021	09/02/2021
7461416	ORIGINAL	12/06/2021	12/20/2021	NOV SENT	09/02/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 2nd room from east at north, the 1st room from east at north, the private hallway , the 1st room from east at south, the foyer , the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						
14524946	B	521	6A	6	08/27/2021	09/01/2021
7459905	ORIGINAL	10/06/2021	10/20/2021	NOV SENT	09/01/2021	-
§ 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 6a, 6th story, 1st apartment from south at west						
14524931	C	550	6A	6	08/27/2021	09/01/2021
7459906	ORIGINAL	09/27/2021	10/02/2021	NOI SENT	09/01/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and south wall in the bathroom located at apt 6a, 6th story, 1st apartment from south at west						
14524900	B	502	6A	6	08/27/2021	09/01/2021
7459905	ORIGINAL	10/06/2021	10/20/2021	NOV SENT	09/01/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood at floor in the 4th room from north at west located at apt 6a, 6th story, 1st apartment from south at west						



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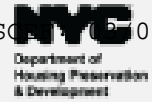
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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14201013	A	529	-	6	04/09/2021	04/13/2021
7240661	ORIGINAL	07/17/2021	07/31/2021	NOV SENT	04/13/2021	-
§ 27-2005 adm code refit bulkhead door at south section at public hall, 6th story						
14201022	B	501	-	6	04/09/2021	04/13/2021
7240665	ORIGINAL	05/18/2021	06/01/2021	NOV SENT	04/13/2021	-
§ 27-2005 adm code properly repair the broken or defective pushbar at bulkhead door at south section at public hall, 6th story						
14201027	C	568	-	All Stories	04/09/2021	04/13/2021
7240674	ORIGINAL	05/09/2021	05/14/2021	NOV SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches at public hall						
14201069	B	1503	5H	5	04/09/2021	04/13/2021
7240666	ORIGINAL	05/18/2021	06/01/2021	NOV SENT	04/13/2021	-
§ 27-2046.1 hmc: repair or replace the carbon monoxide detecting device(s). missing in the entire apartment located at apt 5h, 5th story, 2nd apartment from north at east						
14201071	B	702	5H	5	04/09/2021	04/13/2021
7240666	ORIGINAL	05/18/2021	06/01/2021	NOV SENT	04/13/2021	-
§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt 5h, 5th story, 2nd apartment from north at east						
14201072	C	568	5H	5	04/09/2021	04/13/2021
7240675	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5h, 5th story, 2nd apartment from north at east						
14201075	C	569	5H	5	04/09/2021	04/13/2021
7240675	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5h, 5th story, 2nd apartment from north at east						
14201102	C	568	5B	5	04/09/2021	04/13/2021
7240676	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 5b, 5th story, apartment at south						
14201103	C	569	5B	5	04/09/2021	04/13/2021
7240676	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5b, 5th story, apartment at south						





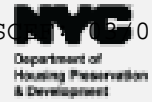
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VIOLATION DESCRIPTION						
14201147	A	529	4F	4	04/09/2021	04/13/2021
7240662	ORIGINAL	07/17/2021	07/31/2021	NOV SENT	04/13/2021	-
§ 27-2005 adm code refit the door in the entrance located at apt 4f, 4th story, 2nd apartment from south at west						
14200931	C	790	6A	6	04/09/2021	04/13/2021
7240669	ORIGINAL	05/09/2021	05/14/2021	NOV SENT	04/13/2021	-
§ 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 = 1; wg to replace = 0; wg to repair = 1; in the entire apartment located at apt 6a, 6th story, 1st apartment from south at west						
14201329	C	568	2D	2	04/09/2021	04/13/2021
7240678	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 2d, 2nd story, 3rd apartment from north at east						
14201331	C	569	2D	2	04/09/2021	04/13/2021
7240678	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2d, 2nd story, 3rd apartment from north at east						
14201096	A	529	-	4	04/09/2021	04/13/2021
7240661	ORIGINAL	07/17/2021	07/31/2021	NOV SENT	04/13/2021	-
§ 27-2005 adm code refit the fire door at public hall, 4th story						
14201177	C	790	4B	4	04/09/2021	04/13/2021
7240671	ORIGINAL	05/09/2021	05/14/2021	NOV SENT	04/13/2021	-
§ 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 = 1; wg to replace = 0; wg to repair = 1; in the entire apartment located at apt 4b, 4th story, apartment at south						
14201145	C	569	4F	4	04/09/2021	04/13/2021
7240677	ORIGINAL	05/09/2021	05/14/2021	NOI SENT	04/13/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 4f, 4th story, 2nd apartment from east at south						
14121762	A	1507	-	-	04/02/2021	04/02/2021
7157860	ORIGINAL	07/06/2021	07/20/2021	1 NO ACCESS	04/13/2021	-
(a) § hmc:file annual bedbug report in accordance with hpd rule as described on the back of this notice of violation or as described on hpd's website, www.nyc.gov/hpd, search bed bugs.						



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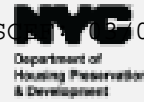
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
14121763	I	780	-	-	04/02/2021	-
-	-	-	-	NOT COMPLIED	04/16/2021	-
§27-2107 adm code owner failed to file a valid registration statement with the department as required by adm code §27-2097 and is therefore subject to civil penalties, prohibited from certifying violations, and denied the right to recover possession of premises for nonpayment of rent until a valid registration statement is filed.						
14084364	C	506	4E	4	03/22/2021	03/23/2021
7126986	ORIGINAL	03/29/2021	04/05/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code replace with new the missing radiator air vent at south radiator in the 3rd room from north at west located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084363	A	502	4E	4	03/22/2021	03/23/2021
7126983	ORIGINAL	06/26/2021	07/10/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective vinyl floor tiles in the 3rd room from north at west located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084362	A	550	4E	4	03/22/2021	03/23/2021
7126984	ORIGINAL	06/26/2021	07/10/2021	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... around 1st window at west wall (2 sq.ft.) in the 1st room from north located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084360	B	508	4E	4	03/22/2021	03/23/2021
7126985	ORIGINAL	04/27/2021	05/11/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and east wall in the 3rd room from north at west located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084361	C	583	4E	4	03/22/2021	03/23/2021
7126986	ORIGINAL	03/29/2021	04/05/2021	1 NO ACCESS	04/12/2021	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the 3rd room from north at west located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084357	A	550	4E	4	03/22/2021	03/23/2021
7126984	ORIGINAL	06/26/2021	07/10/2021	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... around window at west wall, (2 sq.ft.) in the bathroom located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084358	C	502	4E	4	03/22/2021	03/23/2021
7126986	ORIGINAL	03/29/2021	04/05/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood sub-floor around radiator in the 1st room from north located at apt 4e, 4th story, 1st apartment from south at west , section at north						



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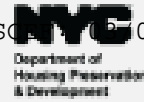
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VIOLATION DESCRIPTION						
14084359	B	508	4E	4	03/22/2021	03/23/2021
7126985	ORIGINAL	04/27/2021	05/11/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at south and west wall in the 1st room from north located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14084365	B	501	4E	4	03/22/2021	03/23/2021
7126985	ORIGINAL	04/27/2021	05/11/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code properly repair the broken or defective intercom system at west wall in the foyer located at apt 4e, 4th story, 1st apartment from south at west , section at north						
14064763	A	556	1E	1	03/08/2021	03/09/2021
7112492	ORIGINAL	06/12/2021	06/26/2021	NOT COMPLIED	04/12/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the foyer , the kitchen , the private hallway , the bathroom , the 2nd room from east at north, the 2nd room from east at south located at apt 1e, 1st story, 2nd apartment from south at west						
14039332	A	550	4E	4	02/23/2021	02/25/2021
7099038	ORIGINAL	05/31/2021	06/14/2021	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at west wall in the bathroom located at apt 4e, 4th story, 2nd apartment from south at west						
14039326	B	508	4E	4	02/23/2021	02/25/2021
7099039	ORIGINAL	04/01/2021	04/15/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling and east wall in the 2nd room from east at south located at apt 4e, 4th story, 2nd apartment from south at west						
14039320	A	508	4E	4	02/23/2021	02/25/2021
7099037	ORIGINAL	05/31/2021	06/14/2021	1 NO ACCESS	04/12/2021	-
§ 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 4e, 4th story, 2nd apartment from south at west						
14039323	C	583	4E	4	02/23/2021	02/25/2021
7099040	ORIGINAL	03/03/2021	03/10/2021	1 NO ACCESS	04/12/2021	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the 2nd room from east at south located at apt 4e, 4th story, 2nd apartment from south at west						
14008316	C	568	2D	2	01/28/2021	01/29/2021
7076472	ORIGINAL	02/24/2021	03/01/2021	NOT COMPLIED	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 2d, 2nd story, 3rd apartment from north at east						





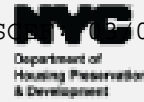
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VIOLATION DESCRIPTION						
14009568	C	508	2G	2	01/28/2021	02/01/2021
7078078	ORIGINAL	02/07/2021	02/14/2021	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color at ceiling in the 1st room from east at south located at apt 2g, 2nd story, 1st apartment from north at east						
14009580	C	569	2G	2	01/28/2021	02/01/2021
7078080	ORIGINAL	02/27/2021	03/04/2021	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2g, 2nd story, 1st apartment from north at east						
14009579	C	568	2G	2	01/28/2021	02/01/2021
7078080	ORIGINAL	02/27/2021	03/04/2021	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 2g, 2nd story, 1st apartment from north at east						
14009573	A	550	2G	2	01/28/2021	02/01/2021
7078076	ORIGINAL	05/07/2021	05/21/2021	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... (approx 5 sq ft) at ceiling, 1st window frame from north at east wall in the bathroom located at apt 2g, 2nd story, 1st apartment from north at east						
13754057	B	502	4B	4	08/05/2020	08/07/2020
6923420	ORIGINAL	09/11/2020	09/25/2020	NOT COMPLIED	04/12/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective vinyl floor tiles in the kitchen located at apt 4b, 4th story, 1st apartment from east at south						
13754056	B	688	4B	4	08/05/2020	08/07/2020
6923420	ORIGINAL	09/11/2020	09/25/2020	NOT COMPLIED	04/12/2021	-
§ 27-2037, 2038 hmc: provide a safe and adequate supply of electric service to the fixtures outlet at east wall in the kitchen located at apt 4b, 4th story, 1st apartment from east at south						
13752242	B	505	4A	4	07/31/2020	08/05/2020
6921516	ORIGINAL	09/09/2020	09/23/2020	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code replace with new the broken or defective glass, upper sash at 1st window at south wall in the 4th room from north located at apt 4a, 4th story, 1st apartment from south at west						
13725671	C	569	2F	2	07/15/2020	07/20/2020
6908646	ORIGINAL	08/15/2020	08/20/2020	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2f, 2nd story, 3rd apartment from north at east						



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VIOLATION DESCRIPTION						
13725669	C	568	2F	2	07/15/2020	07/20/2020
6908646	ORIGINAL	08/15/2020	08/20/2020	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 2f, 2nd story, 3rd apartment from north at east						
13725666	B	502	2F	2	07/15/2020	07/20/2020
6908645	ORIGINAL	08/24/2020	09/07/2020	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective re-glaze bathtub in the bathroom located at apt 2f, 2nd story, 3rd apartment from north at east						
13725614	C	569	2E	2	07/15/2020	07/20/2020
6908650	ORIGINAL	08/15/2020	08/20/2020	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 2e, 2nd story, 2nd apartment from north at east						
13725674	B	501	2F	2	07/15/2020	07/20/2020
6908645	ORIGINAL	08/24/2020	09/07/2020	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code properly repair the broken or defective locking latch at fire escape window in the 1st room from north located at apt 2f, 2nd story, 3rd apartment from north at east						
13725498	C	550	4E	4	07/15/2020	07/16/2020
6907650	ORIGINAL	08/11/2020	08/16/2020	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at all walls (approx 15 sq ft) in the bathroom located at apt 4e, 4th story, 1st apartment from south at west , section "north"original violation 13453120 issued 14-nov-19 has been upgraded to class c per administrative code §27-2017.3a(5)(a) or (b).						
13700937	C	550	4D	4	06/16/2020	06/19/2020
6891355	ORIGINAL	07/15/2020	07/20/2020	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at west wall approx 10 sq feet in the bathroom located at apt 4d, 4th story, 1st apartment from north at east , section "south"original violation 13523081 issued 30-dec-19 has been upgraded to class c per administrative code §27-2017.3a(5)(a) or (b).						
13675434	B	550	5A	5	05/23/2020	05/26/2020
6878145	ORIGINAL	06/30/2020	07/14/2020	NOT COMPLIED	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at the frame at window at west wall in the bathroom located at apt 5a, 5th story, 1st apartment from south at west original violation 13561319 issued 22-jan-20 has been upgraded to class b per administrative code §27-2017.3a(3)(a) or (b).						
13607862	C	617	6B	6	02/18/2020	02/19/2020
6830234	ORIGINAL	03/18/2020	03/23/2020	OPEN	04/08/2021	-
§ 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 window frame from east at south wall in the bathroom located at apt 6b, 6th story, 1st apartment from east at south						

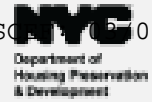


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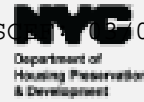
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VIOLATION DESCRIPTION						
13599964	B	502	2E	2	02/12/2020	02/14/2020
6826186	ORIGINAL	03/20/2020	04/03/2020	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code properly repair with similar material the broken or defective wood floor in the 3rd room from north at west located at apt 2e, 2nd story, 2nd apartment from south at west						
13561316	C	569	5A	5	01/22/2020	01/24/2020
6802158	ORIGINAL	02/14/2020	02/19/2020	NOT COMPLIED	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 5a, 5th story, 1st apartment from south at west						
13523215	C	550	4E	4	12/30/2019	12/31/2019
6777817	ORIGINAL	01/21/2020	01/26/2020	1 NO ACCESS	04/12/2021	-
§ 27-2017.3 hmc: trace and repair the source and abate the visible mold condition... at ceiling and all walls approx 30 sq ft in the bathroom located at apt 4e, 4th story, 1st apartment from south at west , section "north"						
13523084	C	508	4D	4	12/30/2019	01/02/2020
6778956	ORIGINAL	01/10/2020	01/15/2020	1 NO ACCESS	04/12/2021	-
§ 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color the celing and all walls in the bathroom located at apt 4d, 4th story, 1st apartment from north at east , section "south"						
13523074	C	583	4D	4	12/30/2019	01/02/2020
6778956	ORIGINAL	01/10/2020	01/15/2020	1 NO ACCESS	04/12/2021	-
§ 27-2026, 2027 hmc: properly repair the source and abate the evidence of a water leak at ceiling in the bathroom located at apt 4d, 4th story, 1st apartment from north at east , section "south"						
13510640	C	569	1A	1	12/19/2019	12/23/2019
6769945	ORIGINAL	01/13/2020	01/18/2020	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of mice in the entire apartment located at apt 1a, 1st story, 1st apartment from south at west						
13252520	C	568	4D	4	08/28/2019	08/30/2019
6588883	ORIGINAL	09/20/2019	09/25/2019	1 NO ACCESS	04/12/2021	-
hmc adm code: § 27-2017.4 abate the infestation consisting of roaches in the entire apartment located at apt 4d, 4th story, 1st apartment from north at east , section "south"						
13254443	A	556	4D	4	08/28/2019	08/30/2019
6588881	ORIGINAL	12/03/2019	12/17/2019	1 NO ACCESS	04/12/2021	-
§ 27-2013 adm code paint with light colored paint to the satisfaction of this department all peeling paint surfaces in the 4th room from east, the kitchen , the bathroom located at apt 4d, 4th story, 1st apartment from north at east						



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VIOLATION DESCRIPTION						
13222308	C	617	5E	5	08/08/2019	08/13/2019
6570756	ORIGINAL	09/10/2019	09/15/2019	1 NO ACCESS	04/12/2021	-
<p>§ 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 window frame from west at north wall, 1st window frame from south at west wall in the 1st room from north located at apt 5e, 5th story, 3rd apartment from south at west</p>						
12504536	B	568	1A	1	07/30/2018	08/01/2018
6153810	ORIGINAL	09/05/2018	09/19/2018	1 NO ACCESS	04/12/2021	-
<p>§ 27-2018 admin. code: abate the nuisance consisting of roaches in the entire apartment located at apt 1a, 1st story, apartment at west</p>						
12276175	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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, baseboard at east wall, baseboard at west wall, 1st window frame from north at east wall, 2nd window frame from north at east wall in the 1st room from east at north located at apt 6g, 6th story, 1st apartment from north at east</p>						
12276171	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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) ceiling, 1st window frame from west at north wall in the 3rd kitchen from east at north located at apt 6g, 6th story, 1st apartment from north at east</p>						
12276170	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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, baseboard at east wall in the 2nd room from east at south located at apt 6g, 6th story, 1st apartment from north at east</p>						
12276172	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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 north wall, baseboard at south wall, baseboard at east wall, 1st window frame from north at east wall, 2nd window frame from north at east wall in the 1st room from east at south located at apt 6g, 6th story, 1st apartment from north at east</p>						
12276174	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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 south at west wall in the 1st bathroom from east at center located at apt 6g, 6th story, 1st apartment from north at east</p>						





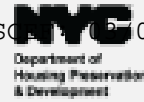
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VIOLATION ID	CLASS	ORDER #	APT #	STORY #	REPORTED DATE	NOV ISSUED DATE
NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
12276173	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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 north wall, baseboard at south wall, baseboard at east wall, baseboard at west wall, 1st door frame from west at north wall, 2nd door frame from west at north wall in the 2nd private hallway from east at center located at apt 6g, 6th story, 1st apartment from north at east</p>						
12276169	C	617	6G	6	02/27/2018	03/08/2018
6034364	ORIGINAL	04/05/2018	04/10/2018	1 NO ACCESS	04/12/2021	-
<p>§ 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 north wall, baseboard at south wall, 1st door frame from west at north wall in the 3rd foyer from east at south located at apt 6g, 6th story, 1st apartment from north at east</p>						
9947719	B	550	5C	5	08/20/2013	08/23/2013
4679049	ORIGINAL	09/27/2013	10/11/2013	1 NO ACCESS	04/12/2021	-
<p>§ 27-2005 hmc:trace and repair the source and abate the nuisance consisting of mold ... at south wall in 2nd closet in the foyer located at apt 5c, 5th story, 4th apartment from north at east</p>						
9307768	I	729	-	-	01/31/2012	-
-	-	-	-	1 NO ACCESS	12/07/2020	-
<p>§27-2153 adm code the premises has been selected to participate in the alternative enforcement program which may result in building-wide inspections, fees, and extensive repair work to correct violations and underlying conditions. charges for repair work done pursuant to this order, if not paid, will become liens on the property</p>						
8919369	C	616	4E	4	04/25/2011	04/27/2011
4161779	ORIGINAL	05/23/2011	05/28/2011	1 NO ACCESS	04/12/2021	-
<p>§ 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 south at west wall in the kitchen located at apt 4e, 4th story, 2nd apartment from south at west</p>						
8667264	C	616	4F	4	10/26/2010	10/28/2010
4044542	ORIGINAL	11/23/2010	11/28/2010	DEFECT LETTER	04/12/2021	-
<p>§ 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 door frame from south at west wall in the 1st room from east located at apt 4f, 4th story, 2nd apartment from south at west</p>						
8667265	C	617	4F	4	10/26/2010	10/28/2010
4044542	ORIGINAL	11/23/2010	11/28/2010	DEFECT LETTER	04/12/2021	-
<p>§ 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 from south at west wall in the 1st room from east located at apt 4f, 4th story, 2nd apartment from south at west</p>						



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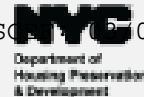
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
8653155	C	617	2H	2	10/14/2010	10/19/2010
4038369	ORIGINAL	11/14/2010	11/19/2010	DEFECT LETTER	04/12/2021	-
§ 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 from south at west wall, 1st door frame from south at west wall in the foyer located at apt 2h, 2nd story, 2nd apartment from north at east						
8653030	C	616	4D	4	10/13/2010	10/19/2010
4038371	ORIGINAL	11/14/2010	11/19/2010	1 NO ACCESS	04/12/2021	-
§ 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) ceiling in the 1st room from east located at apt 4d, 4th story, 3rd apartment from north at east , section at south						
8653031	C	616	4D	4	10/13/2010	10/19/2010
4038371	ORIGINAL	11/14/2010	11/19/2010	1 NO ACCESS	04/12/2021	-
§ 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) ceiling, west wall in the bathroom located at apt 4d, 4th story, 3rd apartment from north at east , section at south						
8608545	C	618	6H	6	09/18/2010	09/20/2010
4018511	ORIGINAL	10/16/2010	10/21/2010	1 NO ACCESS	12/07/2020	-
§ 27-2056.7 adm code -correct failure to provide to the department within 45 days of demand all records required to be maintained by owner						
8476275	C	616	6E	6	06/11/2010	06/21/2010
3957566	ORIGINAL	07/17/2010	07/22/2010	1 NO ACCESS	04/12/2021	-
§ 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 closet from east at south wall wall in the private hallway located at apt 6e, 6th story, 1st apartment from south at west						
6930130	C	616	5G	5	09/05/2007	09/17/2007
3118893	ORIGINAL	10/13/2007	10/18/2007	1 NO ACCESS	04/12/2021	-
§ 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 radiator from north at east wall, east wall in the 1st room from east at south located at apt 5g, 5th story, 1st apartment from north at east , section at north						
6930134	C	616	5H	5	09/05/2007	09/17/2007
3118894	ORIGINAL	10/13/2007	10/18/2007	DEFECT LETTER	04/12/2021	-
§ 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 radiator from north at east wall, east wall in the 4th room from east located at apt 5h, 5th story, 2nd apartment from north at east , section at north						



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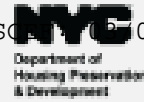
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
6776634	C	617	5H	5	06/01/2007	06/06/2007
2985995	ORIGINAL	07/02/2007	07/07/2007	NOT COMPLIED	04/12/2021	-
<p>§ 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 window frame from west at north wall, 1st window frame from north at east wall in the 1st room from east located at apt 5h, 5th story, 1st apartment from north at east , section at south</p>						
6487482	C	616	2H	2	11/16/2006	12/01/2006
2861247	ORIGINAL	12/27/2006	01/01/2007	DEFECT LETTER	04/12/2021	-
<p>§ 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) south wall, east wall, west wall in the bathroom located at apt 2h, 2nd story, 2nd apartment from north at east</p>						
6487484	C	616	2H	2	11/16/2006	12/01/2006
2861247	ORIGINAL	12/27/2006	01/01/2007	DEFECT LETTER	04/12/2021	-
<p>§ 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) ceiling, east wall in the 4th room from east located at apt 2h, 2nd story, 2nd apartment from north at east</p>						
6487481	C	616	2H	2	11/16/2006	12/01/2006
2861247	ORIGINAL	12/27/2006	01/01/2007	DEFECT LETTER	04/12/2021	-
<p>§ 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 west at north wall, north wall, east wall in the 1st room from east located at apt 2h, 2nd story, 2nd apartment from north at east</p>						
6487483	C	616	2H	2	11/16/2006	12/01/2006
2861247	ORIGINAL	12/27/2006	01/01/2007	DEFECT LETTER	04/12/2021	-
<p>§ 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) ceiling, north wall in the kitchen located at apt 2h, 2nd story, 2nd apartment from north at east</p>						
6487485	C	616	2H	2	11/16/2006	12/01/2006
2861247	ORIGINAL	12/27/2006	01/01/2007	DEFECT LETTER	04/12/2021	-
<p>§ 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) north wall, south wall in the foyer located at apt 2h, 2nd story, 2nd apartment from north at east</p>						
6457669	C	617	4F	4	11/11/2006	11/14/2006
2848453	ORIGINAL	12/10/2006	12/15/2006	DEFECT LETTER	04/12/2021	-
<p>§ 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 from north at east wall in the foyer located at apt 4f, 4th story, 3rd apartment from west at north</p>						



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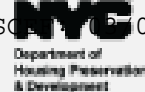
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NOV ID	NOV TYPE	CORRECTION BY DATE	CERTIFICATION BY DATE	VIOLATION STATUS	VIOLATION STATUS DATE	ACTUAL CERT. DATE
VIOLATION DESCRIPTION						
6457670	C	617	4F	4	11/11/2006	11/14/2006
2848453	ORIGINAL	12/10/2006	12/15/2006	DEFECT LETTER	04/12/2021	-
<p>§ 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 from south at west wall, 1st door frame from south at west wall in the 1st room from east located at apt 4f, 4th story, 3rd apartment from west at north</p>						
6423873	C	617	6E	6	10/16/2006	10/20/2006
2834677	ORIGINAL	11/15/2006	11/20/2006	1 NO ACCESS	04/12/2021	-
<p>§ 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) ceiling, east wall in the kitchen located at apt 6e, 6th story, 2nd apartment from south at west</p>						
6424101	C	617	5G	5	10/15/2006	10/20/2006
2834674	ORIGINAL	11/15/2006	11/20/2006	1 NO ACCESS	04/12/2021	-
<p>§ 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 east at south wall, 1st window frame from north at east wall in the 1st room from east at north located at apt 5g, 5th story, 1st apartment from north at east</p>						
5185171	C	617	5F	5	11/01/2004	11/08/2004
2285420	ORIGINAL	12/04/2004	12/09/2004	1 NO ACCESS	04/12/2021	-
<p>§ 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 west wall, 1st door from south at west wall, 1st door frame from south at west wall, south wall, east wall, west wall, 1st window frame from west at north wall, 2nd window frame from west at north wall in the 1st room from east located at apt 5f, 5th story, 2nd apartment from south at west</p>						
5185170	C	617	5F	5	11/01/2004	11/08/2004
2285420	ORIGINAL	12/04/2004	12/09/2004	1 NO ACCESS	04/12/2021	-
<p>§ 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 window frame from west at north wall, 2nd window frame from west at north wall in the 3rd room from east located at apt 5f, 5th story, 2nd apartment from south at west</p>						
3927494	C	610	6A	6	08/14/2001	08/16/2001
1709003	ORIGINAL	09/16/2001	09/21/2001	DEFECT LETTER	04/12/2021	-
<p>§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or is on a deteriorated subsurface - using exclusive interim controls. ceiling in the 1st room from east located at apt 6a, 6th story, 1st apartment from south at west</p>						





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VIOLATION DESCRIPTION						
3611635	C	610	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or is on a deteriorated subsurface - using exclusive interim controls. north wall, east wall, ceiling in the private hallway located at apt 4-d, 4th story, 3rd apartment from north at east						
3611610	C	610	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or is on a deteriorated subsurface - using exclusive interim controls. ceiling in the 4th room from east located at apt 4-d, 4th story, 3rd apartment from north at east						
3611592	C	611	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface on wood trim, doors, or windows - using exclusive interim controls, which include a surface dust test in accordance with statute. west door in the entrance located at apt 4-d, 4th story, 3rd apartment from north at east						
3611710	C	610	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or is on a deteriorated subsurface - using exclusive interim controls. west wall, ceiling in the 1st room from east located at apt 4-d, 4th story, 3rd apartment from north at east						
3611664	C	610	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or is on a deteriorated subsurface - using exclusive interim controls. ceiling, north wall, west wall in the bathroom located at apt 4-d, 4th story, 3rd apartment from north at east						
3611678	C	611	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or on a deteriorated subsurface on wood trim, doors, or windows - using exclusive interim controls, which include a surface dust test in accordance with statute. north door frame in the bathroom located at apt 4-d, 4th story, 3rd apartment from north at east						
3611571	C	610	4-D	4	09/25/2000	09/27/2000
1504983	ORIGINAL	10/28/2000	11/02/2000	1 NO ACCESS	04/12/2021	-
§ 27-2056.5 adm code - correct the lead-based paint hazard - presumed lead paint that is peeling or is on a deteriorated subsurface - using exclusive interim controls. ceiling, east wall in the kitchen located at apt 4-d, 4th story, 3rd apartment from north at east						

EXHIBIT B

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX; HOUSING PART C

-----X
ROMAD REALTY,

Petitioner,

-against-

ANASTACIO DEGANTE,

Respondent.
-----X

AFFIRMATION

Index No. L&T 24682/19

STATE OF NEW YORK)
COUNTY OF BRONX) SS.:

DAVID KORNITZER hereby affirms under the penalty of perjury as follows:

1. I am a member of 2201 Davidson NY Holdings, LLC, the owner of the shares of stock issued on behalf of Romad Realty Inc. a/k/a Romad Realty, pursuant to a stock transfer agreement dated September 10, 2015, a copy of which is annexed hereto as Petitioner's Exhibit "B".

2. 2201 Davidson NY Holdings, LLC, purchased a 100% interest in and to the subject premises by acquisition of all of the stock of Romad Realty Inc. on September 10, 2015. At the time the shares of stock in the corporation were transferred, I immediately began to meet with the tenants, provided them each with rent ledgers, and discussed the issues of repairs and rent. Admittedly, at that time, the building had been neglected by the prior owner, and was in a deteriorated condition. We immediately began the process of making necessary repairs and improvements. In fact, I repeatedly met with the tenant's association as well as its counsel, including Russel Crane of The Legal Aid Society and other attorneys, in an effort to address the tenants' concerns and make repairs. During our many conversations, I had made it clear that it was our intention to clean up the building, address the tenants' concerns, and straighten out the arrears due

for each apartment. There was an understanding that once repairs were made, the rent arrears due would be discussed and resolved. Rent statements were and continue to be delivered to each tenant every month since the acquisition of the building, including the respondent in this case. There was never any indication that the Petitioner would forego its right to seek and collect the rent then due, and which continues to accrue. To the contrary, there were immediate and ongoing discussions as to our willingness to settle such monetary claims as might be appropriate in each individual case.

3. Petitioner refrained from immediately pursuing all of the dozens of claims for outstanding rent, and as new owners, wanted to establish a healthy and mutually rewarding relationship with the tenant population. We attempted to sort through and resolve rent and repair issues amicably, rather than immediately litigate. Petitioner addressed a multitude of alleged repair issues, and attended to and improved the building's systems.

4. Clearly, what management did not do here was intentionally sit back and ignore the rent issue in an effort to prejudice the tenants, including the Respondent herein, or thwart their ability to pay outstanding rent. The defense of laches is simply inapplicable here.

5. In fact, upon the commencement of this proceeding, I advised my attorneys of this state of facts, and asked that they communicate with the Legal Aid Society in a further effort to resolve these matters. The tenant has always been aware of the Petitioner's intention of collecting the rent from the inception of the relationship.

6. My attorneys have advised me that the Respondent has stated in an affidavit that he never received a *rent demand* prior to that served in this proceeding. That is certainly true in so far as a formal statutory demand for rent as a prerequisite to a suit. I am told he has also stated that he never imagined that the landlord would sue for arrears that accumulated since 2015. That statement however, is simply unfathomable, and not likely truthful, as he and his attorneys as well as the


tenants' association have been in ongoing discussions as to issues of the repairs and rent arrears since 2015.

7. One could argue that the only party prejudiced by the delay in commencement of this case is the Petitioner, as our willingness to effectuate an amicable solution and forego the immediate commencement of litigation until repair issues were resolved has resulted in staunch resistance to the payment of any rent and these proceedings.



DAVID KORNTZER

Affirmed to before me
this 20 day of
October, 2019



NOTARY PUBLIC
LEONARD R. KAPLAIN
NOTARY PUBLIC, State of New York
NO. 41-4892120
Qualified in Nassau County
Commission Expires: April 13, 20 20

