FILED: NEW YORK CIVIL COURT - L&T 09/21/2023 02:13 PM NDEX NO. LT-306315-21/NY

NYSCEF DOC. NO. 249

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

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

Petitioner,

-against-

Index No.: 306315-21/NY

JUDGMENT

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO,

SUBJECT PREMISES: 709 WEST 170 STREET NEW YORK, NY 10032

Respondents,

-----Х

Upon the Decision/Order dated February 2, 2023 and the Order and Judgment for Civil Penalties dated September 20, 2023, it is hereby ADJUDGED that Department of Housing Preservation and Development of the City of New York ("HPD") located at 100 Gold Street, New York, New York 10038, does recover of the Respondent

BELMONT VENTURES LLC

in the sum of **One Million Three Hundred Twenty-Two Thousand Three Hundred Sixty Dollars (\$1,322,360.00**), that Petitioner HPD shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 709 West 170 Street, New York, NY 10032, **Block: 02139, Lot: 0185**.

Judgment entered this 20 day of, September 20^{23} .

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Alia A. Razzaq, Chief Člerk

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FILED: NEW YORK CIVIL COURT - L&T 09/21/2023 02:13 PM DEX NO. LT-306315-21/NY

NYSCEF DOC. NO. 248

RECEIVED NYSCEF: 09/21/2023

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

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

Petitioner,

Index No.: 306315-21/NY

-against-

JUDGMENT

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO,

SUBJECT PREMISES: 709 WEST 170 STREET NEW YORK, NY 10032

Respondents,

-----X

Upon the Decision/Order dated March 24, 2023, the Decision/Order dated August 14, 2023, and the Order and Judgment for Civil Penalties dated September 20, 2023, it is hereby ADJUDGED that Department of Housing Preservation and Development of the City of New York ("HPD") located at 100 Gold Street, New York, New York 10038, does recover of the Respondents,

BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO

jointly and severally, in the sum of Seven Hundred Eight Thousand Seven Hundred Fifty Dollars (<u>\$708,750.00</u>), that Petitioner HPD shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 709 West 170 Street, New York, NY 10032, Block: 02139, Lot: 0185.

Judgment entered this 20 day of, September 20 23

Civil Court of the City of New Er NEWY

Alia A. Razzaq, Chief Clerk

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NYSCEF DOC. NO. 245

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

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

Petitioner,

-against-

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO, Index No.: 306315-21/NY

ORDER AND JUDGMENT FOR CIVIL PENALTIES

SUBJECT PREMISES: 709 West 170 Street New York, NY 10032

Respondents,

-----X

RECITALS

WHEREAS, on May 13, 2022, Petitioner, Belmont Ventures LLC ("Belmont"), and Gustavo Santana ("Santana"), entered a Consent Order (the "CO") (NYSCEF Doc. No. 10) in which Belmont and Santana agreed that violations of the Housing Maintenance Code ("HMC") and Multiple Dwelling Law ("MDL") existed at 709 West 170 Street, New York, NY 10032 (the "Premises"), and to correct those violations within enumerated timeframes;

WHEREAS, on October 27, 2022, the parties entered a Stipulation, *inter alia*, joining Daniel Ohebshalom a/k/a Dan Shalom ("**Ohebshalom**") and Robin Ignico ("**Ignico**") to this proceeding (NYSCEF Doc. No. 47);

WHEREAS, on December 5, 2022, all Respondents entered an Interim Consent Order ("ICO") (NYSCEF Doc. No. 51) with Petitioner in which all Respondents agreed, *inter alia*, to hire a registered managing agent who regularly attends a business office in New York City and is licensed under RPL § 440 on or before December 31, 2022, to file a multiple dwelling registration statement, and to produce scopes of work with specifically enumerated requirements, including producing a proposal for pointing from a licensed contractor;

WHEREAS, on February 2, 2023, the Court entered a Decision/Order (NYSCEF Doc. No. 66) (herein, the "CO Contempt Finding") finding Belmont and Santana in civil contempt and holding that it would award civil penalties, that "the Court would not forgo the threat of incarceration," and that the amount of civil penalties awarded pursuant to that Decision/Order would be determined "either at a conference or a hearing";

WHEREAS, on May 1, 2023, the Court entered a Decision/Order (NYSCEF Doc. No. 124) (herein, the "OTC") compelling all Respondents to correct all open violations listed on the violation summary report ("VSR") dated March 27, 2023 on or before certain dates;

WHEREAS, on August 14, 2023, the Court entered a Decision/Order (NYSCEF Doc. No. 240) (herein, the "**OTC and ICO Contempt Finding**") finding Respondents in civil contempt of the OTC; finding Respondents in civil contempt of the portions of the ICO that required Respondents to hire a registered managing agent, file a multiple dwelling registration statement, and to produce a scope of work according to the terms of the ICO; and granting Petitioner's motion for civil penalties;

It is hereby **ORDERED**, **ADJUDGED**, **AND DECREED** as follows:

JUDGMENT FOR CIVIL PENALTIES FOR BREACH OF MARCH 24, 2023 OTC AND FAILURE TO FILE MDR STATEMENT

For breach of the May 1, 2023 OTC, a judgment, which is annexed hereto as
 <u>Appendix A</u> (the "OTC Judgment"), shall be entered in favor of Petitioner,
 Department of Housing Preservation and Development of the City of New York
 ("HPD"), and against Respondents

BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO

jointly and severally, in the amount of Seven Hundred Eight Thousand Seven Hundred Fifty Dollars (<u>\$708,750.00</u>), and Petitioner shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 709 West 170 Street, New York, NY 10032, Block: 02139, Lot: 0185.

Judgment is calculated as follows:

Date of OTC:	<u>May 1, 2023</u>
Date of VSR in OTC:	March 27, 2023
Date of OTC and ICO Contempt Finding:	<u>August 14, 2023</u>

Based upon the VSR dated September 6, 2023, annexed hereto as <u>Appendix B</u>, excluding the 64 violations issued after <u>March 27, 2023</u> and 8 additional other violations¹

¹ At HPD's request, and without prejudice to its rights to seek such civil penalties in the future, the following 8 violations are excluded from this judgment: 7 Class "C" violations for conditions based on lead paint (15661034,

(72 total excluded), 211 Class "C" and "B" violations² remain open and uncorrected from the following correction dates set forth in the OTC through August 14, 2023, the date of the OTC and ICO Contempt Finding:

Hazard Class	<u>No. Open</u> Violations	<u>Days Non-</u> Compliance	Correction Date in OTC
С	<u>43</u>	<u>104</u>	<u>May 2, 2023</u>
В	<u>168</u>	<u>75</u>	<u>May 31, 2023</u>
А	<u>N/A</u>	N/A	<u>July 30, 2023</u>
Total	211		

Based upon the number of open violations for each class of violation and the number of days non-compliance, civil penalties are calculated as follows:

Line	<u>Penalties</u>	<u>Amount</u>	<u>Calculation</u>
1)	C Base	\$6,450.00	<u>43</u> "C" violations × \$150
2)	C Per Diem	\$559,000.00	$\underline{43}$ "C" violations × $\underline{104}$ days × \$125
3)	<u>C Total</u>	<u>\$565,450.00</u>	Base (# C's × \$150) + Per Diem (days non-compliance × # C's × \$125)
4)	B Base	\$16,800.00	<u>168</u> "B" violations × \$100
5)	B Per Diem	\$126,000.00	$\underline{168}$ "B" violations × $\underline{75}$ days × \$10
6)	<u>B Total</u>	<u>\$142,800.00</u>	Base (# B's × \$100) + Per Diem (days non-compliance × # B's × \$10)
7)	<u>A Total³</u>	<u>\$ 0.00</u>	Base (<u>N/A</u> "A" violations × $$50$)
8)	Violation Penalty Total	<u>\$708,250.00</u>	(Add lines 3, 6, and 7)

2. Failure to File Multiple Dwelling Registration ("MDR") Statement Penalty. Furthermore, as set forth in the OTC and ICO Contempt Finding, Respondents BELMONT VENTURES LLC, DANIEL OHEBSHALOM A/K/A DAN SHALOM, and ROBIN IGNICO are hereby fined for failing to file an MDR statement in the sum of five hundred dollars (\$500.00). Said fine shall be added as part of the OTC Judgment calculated above for noncompliance with the OTC and ICO, leading to the following grand total for the OTC Judgment:

^{15233728, 15233713, 15233712, 14610413, 14610412, 14610410)} and 1 Class "C" violation for conditions based on failure to provide hot water (14730410).

² Petitioner's motion that the Court adjudicated in the OTC and ICO Contempt Finding did not seek relief for Class "A" violations under the OTC and ICO.

³ See fn 2, supra.

	9)	OTC GRAND TOTAL	\$708,750.00	(Add \$500 to Line 8)	
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3. The OTC Judgment is without prejudice to all other civil penalties for all other violations and/or time periods Petitioner is permitted to seek by law and/or prior orders of this Court. This includes but is not limited to civil penalties for any violations that were closed prior to the August 14, 2023 OTC and ICO Contempt Finding, but were beyond the time set for correction by the OTC, and/or the civil penalties sought in the Supplemental Verified Petitions ("SVP"). HPD may seek entry of judgment for such civil penalties in any manner the Court deems appropriate, including by either submission of papers such as a proposed judgment or by pursuing same at the hearing continuing on November 15, 2023.

JUDGMENT FOR CIVIL PENALTIES FOR BREACH OF MAY 13, 2022 CO

4. For Belmont's breach of the CO, the judgment annexed hereto as <u>Appendix C</u> (the "CO Judgment"), shall be entered in favor of Petitioner, Department of Housing Preservation and Development of the City of New York, and against Respondent

BELMONT VENTURES LLC

in the amount of **One Million Three Hundred Twenty-Two Thousand Three Hundred Sixty Dollars (<u>\$1,322,360.00</u>), and Petitioner shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 709 West 170 Street, New York, NY 10032, Block: 02139, Lot: 0185. Judgment is calculated as follows:**

Date of CO:	<u>May 13, 2022</u>
Date of VSR in CO:	<u>May 13, 2022</u>
Date of CO Contempt Finding:	<u>February 2, 2023</u>

Based upon the VSR dated September 6, 2023, annexed hereto as <u>Appendix B</u>, excluding the 154 violations issued after <u>May 13, 2022</u> and 4 additional other violations⁴ (158 total excluded), 187 violations remain open and uncorrected from the date of the CO. As and for this CO Judgment, the Court cuts off civil penalty liability as of the date of May 1, 2023⁵ because civil penalties accruing subsequent to that date and through the August

⁴ At HPD's request, and without prejudice to its rights to seek such civil penalties in the future, the following 4 violations are excluded from this judgment: 3 Class "C" violations for conditions based on lead paint (14610413, 14610412, 14610410) and 1 Class "C" violation for conditions based on failure to provide hot water (14730410).

⁵ The day before the correction date for the Class "C" violations under the OTC. At HPD's request, and to simplify calculating civil penalties under the CO without duplicating civil penalties awarded under the subsequent OTC, the Court will use the May 1, 2023 "cutoff" date for all violations (as it is the earliest correction date in the OTC), although technically under this method of calculating penalties, the Class "B" *per diem* penalties under the CO would run through the day before their respective OTC correction date of May 31, 2023.

14, 2023 OTC and ICO Contempt Finding are awarded above in Paragraph 1 pursuant to the OTC Judgment.

Hazard Class	<u>No. Open</u> Violations	<u>Days Non-</u> Compliance	Correction Date in <u>CO</u>
С	<u>24</u>	<u>311</u>	<u>June 24, 2022</u>
В	<u>123</u>	<u>302</u>	<u>July 3, 2022</u>
А	<u>40</u>	242	<u>September 1, 2022</u>
Total	187		

Based on the number of open violations for each class of violation and the number of days non-compliance, civil penalties are calculated as follows:

Line	<u>Penalties</u>	Amount	<u>Calculation</u>
1)	C Base	\$3,600.00	<u>24</u> "C" violations × \$150
2)	C Per Diem	\$933,000.00	$\underline{24}$ "C" violations × $\underline{311}$ days × \$125
<u>3)</u>	<u>C Total</u>	<u>\$936,600.00</u>	Base (# C's \times \$150) + Per Diem (days non-compliance \times # C's \times \$125)
4)	B Base	\$12,300.00	<u>123</u> "B" violations × \$100
5)	B Per Diem	\$371,460.00	$\underline{123}$ "B" violations × $\underline{302}$ days x \$10
<u>6)</u>	<u>B Total</u>	<u>\$383,760.00</u>	Base (# B's \times \$100) + Per Diem (days non-compliance \times # B's \times \$10)
<u>7)</u>	<u>A Total</u>	<u>\$2,000.00</u>	Base ($\underline{40}$ "A" violations × \$50)
<u>8)</u>	CO GRAND TOTAL	<u>\$1,322,360.00</u>	(Add lines <u>3</u> , <u>6</u> , and <u>7</u>)

5. The Judgment in Paragraph 4 is without prejudice to all other civil penalties for all other violations and/or time periods Petitioner is permitted to seek by law and/or prior orders of this Court. The Judgment awarded pursuant to Paragraph 4 only civil penalties Respondents for violations still open as of July 10, 2023, although there may have been violations closed prior to July 10, 2023 that Respondents failed to correct within the timeframes set forth by the CO. HPD may seek entry of judgment for such civil penalties in any manner the Court deems appropriate, including by either submission of papers such as a proposed judgment or by pursuing same at the hearing continuing on November 15, 2023.

FURTHER REMEDIES

It is further ORDERED, ADJUDGED, AND DECREED that:

- 6. Petitioner is to submit billing records and a proposed judgment for attorneys' fees on or before October 6, 2023 at 5 p.m.
- 7. The November 15, 2023 hearing date shall remain on the calendar as a hearing date for the adjudication of any issues not adjudicated by this Order and Judgment, including but not limited to civil penalties for time periods and/or violations not addressed by this Order and Judgment, and such other and further contempt remedies as the Court deems just and proper.

SO ORDERED:

Dated: September <u>20</u>, 2023

ENTERED:

Dated: 9/20/2023

hak Atle

Hon. Jack Stoller, J.H.C.

APPROVED JSTOLLER , 9/20/2023, 1:12:17 PM

Alia A. Razzaq, Chief Clerk

FILED: NEW YORK CIVIL COURT - L&T 09/20/2023 02:23 PMDEX NO. LT-306315-21/NYNYSCEF DOC. NO. 245RECEIVED NYSCEF: 09/20/2023

Appendix A

NYSCEF DOC. NO. 245

RECEIVED NYSCEF: 09/20/2023

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

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

Petitioner,

-against-

Index No.: 306315-21/NY

JUDGMENT

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO,

SUBJECT PREMISES: 709 West 170 Street New York, NY 10032

Respondents,

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Upon the Decision/Order dated March 24, 2023, the Decision/Order dated August 14, 2023, and the Order and Judgment for Civil Penalties dated September _____, 2023, it is hereby ADJUDGED that Department of Housing Preservation and Development of the City of New York ("HPD") located at 100 Gold Street, New York, New York 10038, does recover of the Respondents,

BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO

jointly and severally, in the sum of Seven Hundred Eight Thousand Seven Hundred Fifty Dollars (<u>\$708,750.00</u>), that Petitioner HPD shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 709 West 170 Street, New York, NY 10032, Block: 02139, Lot: 0185.

Judgment entered this _____ day of, _____ 20____.

Alia A. Razzaq, Chief Clerk

FILED: NEW YORK CIVIL COURT - L&T 09/20/2023 02:23 PMDEX NO. LT-306315-21/NYNYSCEF DOC. NO. 245RECEIVED NYSCEF: 09/20/2023

Appendix B

NYSCEF DOC. NO. 245

The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Г	-Building Location: ———			Building Profile: ——		
	Address: 709 WEST 17	0 STREET	Range: 709-709	A Units: 21	Ownership/Prog: PVT	Last Insp Dt: 08/29/2023
	Boro: MANHATTAN	Zip: 10032	CD: 12	B Units: 0	Bldg Class: NEW LAW TENEMENT	ERP Repair Ind: Y
	Block: 02139	Lot: 0185	Census Tract: 25500	No. of Stories: 5		Last ERP: 06/21/2023
			Р	MDR #: 131189		

<u>AKA</u>	
House No.	Street Name
709	WEST 170 STREET

HPD Registration Information										
Owner Type	Last Valid									
	Reg. Date	Organization	Last Name	First Name	Boro	House No.	Street Name	Apt.	City	State
MANAGING AGENT	02/24/2022		SANTANA	JOHNATHAN		234	FIFTH AVENUE	2ND	New York	NY
Officer	02/24/2022	BELMONT VENTURES, LLC	SANTANA	JOHNATHAN		234	FIFTH AVENUE	2ND	New York	NY

Story	Apt	Date Reported	Hazard Class	Order No	Violation Seq No	Item No	Violation Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due Date	Cert Rcvd	Reinspect Dt
1		08/04/2023	В	538	16151984		NOV SENT	08/07/2023	PENDING	08/07/2023	09/25/2023	00/00/0000	00/00/0000
	Viol Desc § 27-2005, 2007 ADM CODE REMOVE ALL ENCUMBRANCES CONSISTING OF RANGE AND HOUSE HOLD ITEM PUBLIC HALL, 1st STORY								E HOLD ITEMS	AT			

3	08/01/2023	В	538	16143782	NOV SENT	08/03/2023	PENDING	08/03/2023	09/21/2023	00/00/0000 00/00/0000
Viol Desc § 27-2005, 2007 ADM CODE REMOVE ALL ENCUMBRANCES CONSISTING OF CABINET AT PUBLIC HALL, 3rd STORY									TORY	

3	32	08/01/2023	С	670	16143774	NOV SENT	08/03/2023	OVERDUE	08/03/2023	08/14/2023	00/00/0000	00/00/0000
				Viol Desc	0	E PROVIDE HOT WA RY, 1st APARTMENT F			S IN THE ENTIRE APA	RTMENT LO	CATED	
CC		08/01/2023	С	672	16143775	NOV SENT	08/03/2023	OVERDUE	08/03/2023	08/16/2023	00/00/0000	00/00/0000
				Viol Desc	§ 27-2033 ADM COD	E PROVIDE READY	ACCESS TO BUILD	DINGS HEATING S	SYSTEM DOOR LOCK	ED AT BOILE	R ROOM	

NYSCEF DOC. NO. 245

The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	lding	Location: ——						-Building Profile	e: ——					
Add	dress:	709 WEST 1	70 STR	EET	Ra	nge: 709-709	9	A Units: 2	1	Ownership/Prog: PVT			Last Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Units: 0		Bldg Class: NEW LAW	TENEMENT	E	ERP Repair Ind: Y	
E	Block:	02139	Lot	: 0185	Census	s Tract: 2550	00	No. of Stories: 5					Last ERP: 06/2	21/2023
						þ	P	MDR #: 13	31189					
Story 4		Date Reported 07/27/2023	Hazard Class B	Order No 579 Viol Desc		N I CODE RE		NT 07	OR DEFEC	Certification Statu PENDING CTIVE FAUCETS AT B EAST	07/28/2023	09/15/2		<i>Reinspect Dt</i> 00/00/0000
4	42	07/27/2023	С	790 Viol Desc	WITH THE SP	MC INSTALL ECIFICATIO EPLACE = 0	NS OF ⁻ , WG TC	ISSING OR REP THE NEW YORK D REPAIR = 2 IN	CITY HEA	OVERDUE ACE THE DEFECTIVE ALTH CODE SECTION TIRE APARTMENT LC	24 RCNY CHAPTE	ÈR 12. W	CCORDANCE /G TO INSTALL	00/00/0000
4	42	07/27/2023	A	556 Viol Desc	16124391 § 27-2013 ADN EAST WALL, APARTMENT	I CODE PA NORTH	WALL,	H LIGHT COLOF CEILING IN	RED PAIN	PENDING I TO THE SATISFACT ROOM FROM NORTH			IT THE	00/00/0000
4	42	07/27/2023	В	702 Viol Desc		CODE RE		R REPLACE THE	SMOKE	PENDING DETECTOR DEFECTI NORTH AT EAST	07/28/2023 /E IN THE ENTIR	09/15/2 E APAR		00/00/0000
4	42	07/27/2023	В	1503 Viol Desc		MC: REPAIR		PLACE THE CAR	RBON MOI	PENDING NOXIDE DETECTING MENT FROM NORTH		09/15/2 CTIVE IN		00/00/0000
4	42	07/27/2023	A	556 Viol Desc		CODE PA		H LIGHT COLOF	RED PAIN	PENDING T TO THE SATISFACT (Y, 1st APARTMENT F				00/00/0000

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	ding	Location: ——						Building Pr	ofile: ——						
Add	lress:	709 WEST 1	70 STR	EET	Ra	ange: 709-7	09	A Units	s: 21	Ownership/Pr	og: PVT			Last Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Units	s: 0	Bldg Class: NI	EW LAW T	ENEMENT	EF	RP Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Censu	s Tract: 25	500	No. of Stories	s: 5					Last ERP: 06/2	21/2023
							Р	MDR #	#: 131189						
Story 4	'	Date Reported 07/27/2023	Hazaro Class C		CONTENT AN 28 RCNY §11-	DM CODE ID THAT IS 06(B)(2)	NOV SEI - CORRE PEELING NOR	CT THE LEAD G OR ON A DE TH WALL,	ETERIORATE	OVERDUE NT HAZARD - D SUBSURFA	PAINT THA	NOV Issue Dt 07/28/2023 AT TESTED PO G WORK PRAC CATED AT APT	08/26/20 SITIVE FO TICES SE	R LEAD T FORTH IN	<i>Reinspect L</i> 00/00/0000
4	42	07/27/2023	С	617 Viol Desc		DM CODE ID THAT IS 06(B)(2)	NOV SEI - CORRE PEELING SOU	NT CT THE LEAD G OR ON A DE TH WALL IN T	-BASED PAIR ETERIORATE	D SUBSURFA	CE - USIN	07/28/2023 AT TESTED PO G WORK PRAC TED AT APT 42	TICES SE	R LEAD T FORTH IN	00/00/0000
4	42	07/27/2023	С	624 Viol Desc	LEAD CONTE PEELING OR	DM CODE NT AT 0.5M ON A DETI	/IG/CM2 / ERIORAT	CT THE LEAD AND IS PRESI ED SUBSURF	D-BASED PAIL UMED LEAD I FACE-USING	PAINT AS SET WORK PRAC	FORTH IN	07/28/2023 I IS XRF TESTI V (28 RCNY §11 FORTH IN 28 FROM NORTH	-07(b)) AN RCNY §11-	CLUSIVE FOR D THAT IS	00/00/0000
4	42	07/27/2023	A	556 Viol Desc		M CODE P	CES IN 1	TH LIGHT COI THE 2nd ROO	M FROM NO	TO THE SAT RTH, THE BA	THROOM ,	07/28/2023 N OF THIS DEF THE 1st ROO T		Г ALL	00/00/0000
ΥY		07/11/2023	В	552 Viol Desc	16095867 § 27-2010, 20 [.] CLEAN COND			REMOVE TH	HE ACCUMUL	overdue Ation of Re	FUSE AND	07/12/2023 D/OR RUBBISH	08/30/20 AND MAIN		00/00/0000
1	2	06/21/2023	В	583 Viol Desc	16051322 § 27-2026, 202 WALL IN THE	27 HMC: PF		(REPAIR THE	E SOURCE AI			06/22/2023 CE OF A WATE TMENT FROM		T EAST	00/00/0000

NYSCEF DOC. NO. 245

The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding	Location: ——					Building Pro	ofile: ———					
Add	lress:	709 WEST 1	70 STR	EET	Rang	ge: 709-709	A Units	: 21	Ownership/Prog: /	PVT	Li	ast Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	C	CD: 12	B Units	: 0	Bldg Class: NEW L	AW TENEMENT	ERP	Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	Tract: 25500	No. of Stories	: 5				Last ERP: 06/2	1/2023
						Р	MDR #	£ 131189					
Story		Date Reported 06/21/2023	Hazaro Class B		Violation Seq No 16051328	Item No Violatic NOV SE	on Status	Status Dt 06/22/2023	Certification S			te Cert Rcvd 3 00/00/0000	Reinspect Dt
	2	00/21/2023	D	Viol Desc	§ 27-2046.1 HM	C: REPAIR OR RE	PLACE THE C	ARBON MON	NOXIDE DETECTI	NG DEVICE(S). INOPER DM WEST AT NORTH			00/00/0000
1	2	06/21/2023	С	568 Viol Desc		NOI SEN E: § 27-2017.4 AB PT 2, 1st STORY,	ATE THE INFE			06/22/2023 DACHES IN THE ENTIR	07/23/2023 E APARTM		00/00/0000
1	2	06/21/2023	В	508 Viol Desc			HE BROKEN (DR DEFECTI		06/22/2023 URFACES AND PAINT II APARTMENT FROM WI		RM COLOR	00/00/0000
1	2	06/21/2023	В	508 Viol Desc			HE BROKEN (OR DEFECTIN		06/22/2023 URFACES AND PAINT II st APARTMENT FROM \		RM COLOR	00/00/0000
1	2	06/21/2023	С	790 Viol Desc	WITH THE SPE = 1, WG TO REA	CIFICATIONS OF	IISSING OR RI THE NEW YO O REPAIR = 0	EPAIR/REPLA RK CITY HEA	ALTH CODE SECT	06/22/2023 TVE WINDOW GUARD(S ION 24 RCNY CHAPTER LOCATED AT APT 2, 1	ά12. WG Τ	ORDANCE O INSTALL	00/00/0000
1	2	06/21/2023	В	501 Viol Desc			AIR OR REPL/	ACE THE BRO	OVERDUE OKEN OR DEFEC MENT FROM WE	TIVE CABINET DOOR A	08/10/2023 T SOUTH \		00/00/0000

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	ding	Location: ——]	Building Prof	ile: ———					
Add	lress:	709 WEST 1	70 STR	EET	Range	e: 709-709	A Units: 2	21	Ownership/Prog: PVT		Las	t Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	CI	D: 12	B Units:	0 I	Bldg Class: NEW LAW	TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lot	:: 0185	Census T	ract: 25500	No. of Stories:	5			L	ast ERP: 06/2	21/2023
						Р	MDR #:	131189					
Story	Apt	Date Reported	Hazaro Class	Order No	Violation Seq No It	tem No Violatio	n Status	Status Dt	Certification Statu	s NOV Issue Dt	Cert Due Date	Cert Rcvd	Reinspect [
1	2	06/21/2023	С	569	16051323	NOI SEN	-	06/22/2023	OVERDUE	06/22/2023	07/23/2023	00/00/0000	00/00/0000
				Viol Desc	HMC ADM CODE AT APT 2, 1st ST				NSISTING OF MICE	IN THE ENTIRE AP	PARTMENT L	OCATED	
					,	- ,	-						
1							NT (06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
				Viol Desc								OR IN	
					THE 5th ROOM	FROM NORTH L	OCATED AT AP	12, 1st STC	DRY, 1st APARTMEN	I FROM WEST AT I	NORTH		
1	2	06/21/2023	В	702	16051329	NOV SE	NT ()6/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
•	2	00/21/2020	D	Viol Desc	§ 27-2045 ADM C	ODE REPAIR O	R REPLACE TH	IE SMOKE D	ETECTOR INOPERA				00/00/0000
					LOCATED AT AP	PT 2, 1st STORY,	1st APARTMEN	T FROM WE	EST AT NORTH				
	0	00/04/0000	-	500	40054000					00/00/0000	00/40/0000	00/00/0000	00/00/0000
1	2	06/21/2023	В	583 Viol Desc	16051320 8 27-2026 2027 F	NOV SEI		06/22/2023 SOURCE AN	OVERDUE ID ABATE THE EVIDE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
				VIOI Desc					TORY, 1st APARTME				
1	2	06/21/2023	В	583	16051318	NOV SE	NT ()6/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
				Viol Desc					ID ABATE THE EVIDE st APARTMENT FROM			EAST	
1	2	06/21/2023	А	556	16061991	NOV SE	NT (06/22/2023	PENDING	06/22/2023	10/09/2023	00/00/0000	00/00/0000
•	_			Viol Desc	§ 27-2013 ADM C	ODE PAINT WIT	H LIGHT COLO	RED PAINT	TO THE SATISFACT	ION OF THIS DEPA	RTMENT AL	L	
					PEELING PAINT	SURFACES IN 1			CHEN THE 5th ROO	OM FROM NORTH	LOCATED AT	APT 2	

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–Buil	uilding Location:						Building Pro	ofile: ———					
Add	lress:	709 WEST 1	70 STR	EET	Range: 709	-709	A Units:	: 21	Ownership/Prog: PVT		La	st Insp Dt: 08/2	9/2023
I	Boro:	MANHATTAN	Zip	: 10032	CD: 12		B Units:	: 0	Bldg Class: NEW LAW	TENEMENT	ERP F	Repair Ind: Y	
В	Block:	02139	Lo	t: 0185	Census Tract: 2	25500	No. of Stories:	: 5				Last ERP: 06/2	1/2023
						Р	MDR #	: 131189					
Story 1	Apt	Date Reported 06/12/2023	Hazard Class C		Violation Seq No Item No 16043966 § 27-2005 ADM CODE MORTAR NORTH , SO STORY	PROPERL	MPLIED Y REPAIR WIT		MATERIAL THE BROKE	06/14/2023 N OR DEFECTIV	06/27/2023 E BRICKS AN	00/00/0000	,
5	54	06/12/2023	В	508 Viol Desc	16044009 § 27-2005 ADM CODE AT CEILING IN THE E	REPAIR T	HE BROKEN O	R DEFECTIV					06/26/2023
5	54	06/12/2023	В	529 Viol Desc	16043953 § 27-2005 HMC: REFIT EAST AT SOUTH				OVERDUE LOCATED AT APT 54, 5	06/14/2023 5th STORY, 1st AF	08/02/2023 PARTMENT F		06/26/2023
1	1	06/01/2023	В	508 Viol Desc	16014662 § 27-2005 ADM CODE AT CEILING IN THE AT NORTH		HE BROKEN O	OR DEFECTIV				RM COLOR	00/00/0000
1	1	06/01/2023	В	501 Viol Desc	16014661 § 27-2005 HMC: PROP LOCATED AT APT 1, 1		AIR OR REPLA	ACE THE BRO		06/02/2023 WOODEN FLOOF	07/21/2023 R IN THE FC		00/00/0000
1	1	06/01/2023	В	508 Viol Desc	16014655 § 27-2005 ADM CODE THE CEILING, APARTMENT FROM W	WEST	HE BROKEN O WALL, WE	R DEFECTI	OVERDUE /E PLASTERED SURF/ I THE BATHROOM LC			RM COLOR	00/00/0000

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–Buil	lding	Location: ——						-Building Profile: -						
Add	dress:	709 WEST 1	70 STR	EET	Ran	ige: 709-709	9	A Units: 21	C	Ownership/Prog: PV	Τ		Last Insp Dt: 08/2	29/2023
I	Boro:	MANHATTAN	Zip	: 10032	(CD: 12		B Units: 0	В	ldg Class: NEW LA	W TENEMENT	E	RP Repair Ind: Y	
В	Block:	02139	Lot	t: 0185	Census	Tract: 2550	00	No. of Stories: 5					Last ERP: 06/2	21/2023
						F	P	MDR #: 1311	89					
Story	Apt	Date Reported	Hazard Class		Violation Seq No	Item No	Violation	Status Stat	us Dt	Certification Sta	tus NOV Issue Dt	Cert Due	e Date Cert Rcvd	Reinspect I
1	1	06/01/2023	В	550 Viol Desc	16014657 § 27-2017.3 HM AT WEST WAL	IC: TRACE	NO ACC AND REI BATHRO	PAIR THE SOURCE	E AND A	OVERDUE BATE THE VISIBLE Ist STORY, 1st AP	06/02/2023 E MOLD CONDITION ARTMENT FROM WI	07/21/2 I APPR EST AT N	OX. 20 SQ. FT	00/00/0000
1	1	06/01/2023	В	508 Viol Desc	16014663 § 27-2005 ADM	-	NO ACC PAIR TH			OVERDUE E PLASTERED SU	06/02/2023 RFACES AND PAINT	07/21/2 IN A UN		00/00/0000
											RY, 1st APARTMENT			
1	1	06/01/2023	В	501	16014659	1	NO ACC	ESS 06/27	7/2023	OVERDUE	06/02/2023	07/21/2	2023 00/00/0000	00/00/0000
				Viol Desc				IR OR REPLACE T TORY, 1st APART			VE LIGHT FIXTURE . PRTH	AT WES	T WALL IN THE	
4	4	00/04/0000	P	500	40044000	4			2/2022		00/00/0000	07/04/4		00/00/0000
1	1	06/01/2023	В	508 Viol Desc		CODE RE		E BROKEN OR DE	FECTIVE		06/02/2023 RFACES AND PAINT T FROM WEST AT N			00/00/0000
					AT CEILING II			AILD AI AFT I, I	51 51 01					
1	1	06/01/2023	А	556	16014658	N	IOV SEN	T 06/02	2/2023	PENDING	06/02/2023	09/19/2	2023 00/00/0000	00/00/0000
				Viol Desc							CTION OF THIS DEP RTMENT FROM WES			
		00/04/0000	-	504	40044050			FOO			00/00/0000	07/04/		0010010000
1	1	06/01/2023	В	501 Viol Desc	16014656 § 27-2005 HMC		NO ACC					07/21/2		00/00/0000

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	lding	Location: ——					Building Profile: -			
Ado	dress	: 709 WEST	170 STR	EET	Range	e: 709-709	A Units: 21	Ownership/Pro	og: PVT	Last Insp Dt: 08/29/2023
	Boro	: MANHATTAN	Zip	o: 10032	CE): 12	B Units: 0	Bldg Class: NE	W LAW TENEMENT	ERP Repair Ind: Y
E	Block	: 02139	Lo	t: 0185	Census T	ract: 25500	No. of Stories: 5			Last ERP: 06/21/2023
						Ρ	MDR #: 1311	89		
Story	Apt 1	Date Reported	Hazard Class B		Violation Seq No It 16021027	em No Violatio 1 NO AC		us Dt Certificatio 7/2023 OVERDUE		Sert Due Date Cert Rcvd Reinspect L 07/24/2023 00/00/0000 00/00/0000
1	1	00/01/2023	D	Viol Desc	§ 27-2046.1 HMC	REPAIR OR RE		N MONOXIDE DETEC	CTING DEVICE(S). MISSING	
1	1	06/01/2023	В	702	16021026	1 NO AC		7/2023 OVERDUE		07/24/2023 00/00/0000 00/00/0000
				Viol Desc	§ 27-2045 ADM C APARTMENT FR			NOKE DETECTOR MI	SSING LOCATED AT APT	1, 1st STORY, 1st
1	1	06/01/2023	С	617 Viol Desc	CONTENT AND T 28 RCNY §11-06(HAT IS PEELIN B)(2) CEIL	CT THE LEAD-BASE G OR ON A DETERIO	ORATED SUBSURFAC	06/02/2023 PAINT THAT TESTED POSIT CE - USING WORK PRACTI L IN THE BATHROOM LOO	CES SET FORTH IN
1	1	06/01/2023	В	508 Viol Desc			HE BROKEN OR DE		06/02/2023 D SURFACES AND PAINT II FORY, 1st APARTMENT FRO	
1	1	06/01/2023	В	508 Viol Desc			HE BROKEN OR DE		06/02/2023 D SURFACES AND PAINT II DRY, 1st APARTMENT FRO!	
1	1	06/01/2023	В	508 Viol Desc			HE BROKEN OR DE		06/02/2023 D SURFACES AND PAINT II FORY, 1st APARTMENT FR	

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	lding	g Location: ——]	Building P	ofile: ——					
Add	dress	: 709 WEST	170 STR	EET	Ra	nge: 709-7	09	A Unit	s: 21	Ownership/Prog: PVT		Las	t Insp Dt: 08/2	9/2023
	Boro	: MANHATTAN	Zip	o: 10032		CD: 12		B Unit	s: 0	Bldg Class: NEW LAW	FENEMENT	ERP R	epair Ind: Y	
E	Block	:: 02139	Lo	t: 0185	Censu	s Tract: 25	500	No. of Storie	s: 5			L	ast ERP: 06/2	1/2023
							Р	MDR	#: 131189					
Story 1	Api 1	t Date Reported 06/01/2023	Hazard Class A		16021005 § 27-2013 ADM PEELING PAII	A CODE P	NOV SEI AINT WIT CES IN 1	TH LIGHT CO THE 1st ROOI	I FROM NOF	Certification Status PENDING I TO THE SATISFACTIO RTH AT WEST, THE 1st EST AT NORTH	06/02/2023 (ON OF THIS DEPAR)9/19/2023 TMENT AL	00/00/0000 L	
		05/10/2023	С	620 Viol Desc	DEMAND ALL) AND 27-2 RECORDS	S REQUIF	DM CODE -CO RED TO BE M	AINTAINED B	OVERDUE .URE TO PROVIDE TO [.] Y OWNER PURSUANT /IEDIATION/ABATEMEN	THE DEPARTMENT TO LOCAL LAW 1 (00/00/0000
		05/10/2023	С	619 Viol Desc	15977420 § 27-2056.4 AI HAZARDS.		NOV SE		05/11/2023 O NOTIFY O	OVERDUE CCUPANTS AND/OR TO		05/20/2023 AD-BASED	00/00/0000 PAINT	00/00/0000
1	1	04/20/2023	С	689 Viol Desc						OVERDUE E UNSAFE ELECTRIC \ ED AT APT 1, 1st STOF	WIRING CONDITION			00/00/0000
1	1	04/20/2023	A	556 Viol Desc		ACODE P		TH LIGHT CO		OVERDUE T TO THE SATISFACTIO PT 1, 1st STORY, 1st AF	ON OF THIS DEPAR			00/00/0000
1	1	04/20/2023	В	502 Viol Desc	15942570 § 27-2005 ADN FLOOR IN TH			Y REPAIR W	TH SIMILAR	OVERDUE MATERIAL THE BROKE		06/12/2023 CERAMIC T	00/00/0000 ILES	00/00/0000

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	lding	Location: ——					Building Profile:			
Add	dress:	: 709 WEST 1	170 STR	REET	Range	: 709-709	A Units: 21	Ownership/Prog:	PVT	Last Insp Dt: 08/29/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD	: 12	B Units: 0	Bldg Class: NEW	LAW TENEMENT	ERP Repair Ind: Y
E	Block:	: 02139	Lo	t: 0185	Census Tra	act: 25500	No. of Stories: 5			Last ERP: 06/21/2023
						P	MDR #: 131	189		
Story 1	Apt 1	Date Reported 04/20/2023	Hazaro Class B		15942586 § 27-2005 ADM C0	1 NO AC ODE REPAIR TI	CESS 06/2 HE BROKEN OR DE			
1	1	04/20/2023	С	568 Viol Desc			ATE THE INFESTA	7/2023 OVERDUE TION CONSISTING OF F ROM WEST AT NORTH	04/24/2023 0 ROACHES IN THE ENTIRE	05/25/2023 00/00/0000 00/00/000 APARTMENT
1	1	04/20/2023	В	502 Viol Desc			Y REPAIR WITH SI	7/2023 OVERDUE MILAR MATERIAL THE E the APARTMENT FROM W	BROKEN OR DEFECTIVE V	06/12/2023 00/00/0000 00/00/000 /INYLE TILES FLOOR
1	1	04/20/2023	В	508 Viol Desc			HE BROKEN OR DE		04/24/2023 0 SURFACES AND PAINT IN 1st STORY, 1st APARTMEN	
1	1	04/20/2023	В	502 Viol Desc			Y REPAIR WITH SI		04/24/2023 0 BROKEN OR DEFECTIVE V RTMENT FROM WEST AT	
3	32	04/13/2023	С	568 Viol Desc		§ 27-2017.4 AB	ATE THE INFESTA	7/2023 OVERDUE TION CONSISTING OF F FROM NORTH AT EAST	OACHES IN THE ENTIRE	05/19/2023 00/00/0000 06/26/2023 APARTMENT

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-Building Location: ——]	Building Profile): ———					
Address: 709 WEST 1	70 STREET	Г	Range:	709-709	A Units: 2	I	Ownership/Prog: PVT			Last Insp Dt: 08/2	9/2023
Boro: MANHATTAN	Zip: 10	032	CD:	12	B Units: 0	ſ	Bldg Class: NEW LAW T	ENEMENT	ER	P Repair Ind: Y	
Block: 02139	Lot: 01	85	Census Tra	ct: 25500	No. of Stories: 5					Last ERP: 06/2	1/2023
				P	MDR #: 13	1189					
Story Apt Date Reported	Hazard Class _O	order No	Violation Seq No Iter			itatus Dt	Certification Status	NOV Issue Dt	Cert Due	Date Cert Rcvd	Reinspect I
2 04/13/2023	A Vio		15928520 § 27-2013 ADM CO AND CEILINGS AT		H LIGHT COLOR	/18/2023 ED PAINT	OVERDUE TO THE SATISFACTIO	04/18/2023 N OF THIS DEP	08/05/20 ARTMENT		00/00/0000
3 32 04/13/2023	C Vio		15928519 HMC ADM CODE: { AT APT 32, 3rd ST(§ 27-2017.4 AB	ATE THE INFEST	ATION CC	OVERDUE DNSISTING OF MICE IN EAST	04/18/2023 THE ENTIRE A	05/19/20 PARTMEN		06/26/2023
4 04/13/2023	A Vio		15928525 § 27-2013 ADM CO AND CEILINGS AT		H LIGHT COLOR		OVERDUE TO THE SATISFACTIO	04/18/2023 N OF THIS DEP	08/05/20 ARTMENT		00/00/0000
3 04/13/2023	A Vio		15928524 § 27-2013 ADM CO AND CEILINGS AT		H LIGHT COLOR	/18/2023 ED PAINT	OVERDUE TO THE SATISFACTIO	04/18/2023 N OF THIS DEP	08/05/20 ARTMENT		00/00/0000
YY 04/12/2023	C Vio	567 I Desc	15927209 HMC ADM CODE: {				OVERDUE DNSISTING OF RODENT	04/14/2023 S RATS AT FR	05/15/20 ONT ARE#		06/26/2023
5 54 03/16/2023	B	502 J Desc	15800459	NOT CO				03/24/2023	05/12/20		06/26/2023

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Buil	ding	Location: ——					Building Pro	ofile: ———][]		
Add	lress:	709 WEST 1	70 STR	EET	Range:	709-709	A Units	: 21	Ownership/Prog	PVT		Last I	nsp Dt: 08/2	9/2023
l	Boro:	MANHATTAN	Zip	: 10032	CD: 1	12	B Units	»: O	Bldg Class: NEW	LAW TENEMENT		ERP Rep	air Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Trac	ct: 25500	No. of Stories	: 5				Las	st ERP: 06/2	1/2023
						P	MDR #	<i>‡</i> : 131189						
Story	Apt	Date Reported	Hazaro Class	Order No	Violation Seq No Iten	n No Violatic	on Status	Status Dt	Certification	Status NOV Issue I	Dt Cert [Due Date	Cert Rcvd	Reinspect D
5	54	03/16/2023	В	502 Viol Desc	15800471 § 27-2005 ADM CO IN THE KITCHEN		Y REPAIR WI			03/24/202 BROKEN OR DEFECT SOUTH AT WEST			00/00/0000 FLOOR	06/26/2023
4	41	03/16/2023	В	501 Viol Desc	15800394 § 27-2005 ADM CO LOCATED AT APT	DE PROPERL		E BROKEN O		03/17/202 ELL BUZZER IN THE			00/00/0000 /IENT	06/26/2023
5	54	03/16/2023	A	556 Viol Desc			TH LIGHT COL	ORED PAINT		03/24/202 FACTION OF THIS DI ROM SOUTH AT WES	EPARTM		00/00/0000 EILING	00/00/0000
5	54	03/16/2023	В	501 Viol Desc	15800428 § 27-2005 ADM CO LOCATED AT APT		Y REPAIR TH	E BROKEN O		03/17/202 ELL BUZZER IN THE			00/00/0000 /IENT	06/26/2023
5	54	03/16/2023	В	508 Viol Desc		DE REPAIR T		OR DEFECTI		03/24/202 SURFACES AND PAI TORY, 1st APARTME	NT IN A U	UNIFORM		06/26/2023
5	54	03/16/2023	С	502 Viol Desc			Y REPAIR WI		MATERIAL THE	03/24/202 BROKEN OR DEFECT ARTMENT FROM SO	TIVE CER	RAMIC TIL	00/00/0000 ES AT	06/26/2023

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Buil	lding	Location: ——						Building Profile:						
Add	dress:	709 WEST 1	70 STR	EET	Ra	nge: 709-7	09	A Units: 21		Ownership/Prog: PVT			Last Insp Dt: 08/2	9/2023
l	Boro:	MANHATTAN	Zip	o: 10032		CD: 12		B Units: 0	E	Bldg Class: NEW LAW T	ENEMENT	EI	RP Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	s Tract: 25	500	No. of Stories: 5					Last ERP: 06/2	1/2023
							Р	MDR #: 131	189					
Story	Apt	Date Reported	Hazard Class		Violation Seq No	Item No	Violatic	n Status Sta	tus Dt	Certification Status	NOV Issue Dt		Date Cert Rcvd	Reinspect D
5	54	03/16/2023	В	1503 Viol Desc		MC: REPAI				OVERDUE IOXIDE DETECTING DE OUTH AT WEST	03/24/2023 VICE(S). IN THE	05/12/2 ENTIRE		06/26/2023
5	54	03/16/2023	В	508 Viol Desc		ICODE R		HE BROKEN OR DE	FECTIV	OVERDUE /E PLASTERED SURFA /ED AT APT 54, 5th STC			FORM COLOR	06/26/2023
		03/16/2023	A	1507 Viol Desc		E ANNUAL		G REPORT IN ACCO		OVERDUE CE WITH HPD RULE AS SSITE, WWW.NYC.GOV			CK OF THIS	00/00/0000
1	3	03/15/2023	A	550 Viol Desc		MC: TRACE		EPAIR THE SOURC		OVERDUE ABATE THE VISIBLE MO STORY, 2nd APARTMEI			DX. 8 SQ.FT.	00/00/0000
1	3	03/15/2023	A	550 Viol Desc		MC: TRACE		EPAIR THE SOURC		OVERDUE ABATE THE VISIBLE MO ATED AT APT 3, 1st STO			DX. 8 SQ.FT.AT	00/00/0000
1	3	03/15/2023	A	556 Viol Desc		CODE P		TH LIGHT COLORE		OVERDUE TO THE SATISFACTIC			T ALL	00/00/0000

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Bui	lding	Location: ——					Building P-	rofile: ——					1		
Ado	dress:	709 WEST 1	70 STR	EET	Ran	nge: 709-709	A Unit	ts: 21	Ownership/Prog	j: PVT			Last	Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	(CD: 12	B Uni	ts: 0	Bldg Class: NEV	V LAW TENE	MENT		ERP Rep	pair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census	Tract: 25500	No. of Storie	es: 5					La	st ERP: 06/2	1/2023
						Р	MDR	#: 131189							
Story 1	Apt 3	Date Reported 03/15/2023	Hazard Class B	l Order No 1503 Viol Desc	15776063 § 27-2046.1 HM					0 TING DEVICE	3/16/2023 E(S). DEFE	05/04	4/2023		<i>Reinspect Dt</i> 06/26/2023
1	3	03/15/2023	В	702 Viol Desc		NOT CO I CODE REPAIR (APT 3, 1st STORY		THE SMOKE I		ECTIVE IN	3/16/2023 THE ENTIF			00/00/0000	06/26/2023
2	21	03/14/2023	С	593 Viol Desc		1 NO A(I CODE REPAIR 1 ET IN THE BAT	THE FLUSHIN	G APPARATU		N SAME SO		SH EFF	ECTIVEL	Y THE	00/00/0000
2	21	03/14/2023	С	505 Viol Desc		1 NO AG I CODE REPLACE I FROM NORTH J	E WITH NEW	THE BROKEN		HANDLE RA		HUT OF	FF VALVE	E IN	00/00/0000
2	21	03/14/2023	В	501 Viol Desc		1 NO AG I CODE PROPER DOR TO NORTH V	LY REPAIR TH	HE BROKEN C		NTERCOM S		OM BU	ILDING		04/13/2023
3	32	03/08/2023	В	501 Viol Desc		NOT CO I CODE PROPER LOCATED AT AP			R DEFECTIVE I	NTERCOM S					06/26/2023

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Bui	lding	Location: ——					Building Pr	ofile: ——			ı			
Ado	dress:	709 WEST 1	70 STR	EET	Rai	nge: 709-709	A Units	: 21	Ownership/Prog: PVT			Last	Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12	B Units	s: 0	Bldg Class: NEW LAW	TENEMENT		ERP Re	pair Ind: Y	
E	Block:	02139	Lot	:: 0185	Census	s Tract: 25500	No. of Stories	: 5				La	st ERP: 06/2	1/2023
						P	MDR #	ŧ: 131189						
Story	Apt	Date Reported	Hazard Class	Order No	Violation Seq No	Item No Violatio	n Status	Status Dt	Certification Status	s NOV Issue Dt	Cert Dı	ie Date	Cert Rcvd	Reinspect Dt
1	1	02/25/2023	В	550	15754531	1 NO AC	CESS	06/27/2023	OVERDUE	03/09/2023	04/27	/2023	00/00/0000	00/00/0000
				Viol Desc					ABATE THE VISIBLE M 1, 1st STORY, 1st APA					
1	1	02/25/2023	С	550	15777646	OPEN		06/26/2023		03/13/2023	04/13		00/00/0000	00/00/0000
				Viol Desc					ABATE THE VISIBLE M DRY, 1st APARTMENT				ALL (10	
					ORIGINAL VIO §27-2017.3a(5)		ISSUED 02-S	EP-22 HAS B	EEN UPGRADED TO C	CLASS C PER ADN	/INISTF	RATIVE	CODE	
1	2	02/17/2023	В	550	15735429		LETTER		OVERDUE	02/17/2023	04/07		00/00/0000	06/26/2023
				Viol Desc	§ 27-2017.3 HM SQ.FT AT EAS WEST AT NOF	ST WALL AND			ABATE THE VISIBLE N DOM LOCATED AT AP					
					ORIGINAL VIO §27-2017.3a(3)		ISSUED 18-0	CT-22 HAS B	EEN UPGRADED TO (CLASS B PER ADM	/INISTF	RATIVE	CODE	
1	2	02/06/2023	С	530	15712818	OPEN		06/26/2023	OVERDUE	02/08/2023	02/27	/2023	00/00/0000	00/00/0000
				Viol Desc					THE SELF-CLOSING D PARTMENT FROM NO		SSING	OR DEF	ECTIVE	
1	2	02/06/2023	В	550	15712810			06/27/2023	OVERDUE	02/08/2023	03/29		00/00/0000	06/26/2023
				Viol Desc					ABATE THE VISIBLE M AT APT 2, 1st STORY,					

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Buil	ding	Location: ——					Building Pro	ofile: ——						
Add	lress:	709 WEST 1	70 STR	EET	Ranç	ge: 709-709	A Units	s: 21	Ownership/Prog: PVT			Last	Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	C	CD: 12	B Units	s: 0	Bldg Class: NEW LAW	TENEMENT		ERP Re	pair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	Tract: 25500	No. of Stories	s: 5				La	ast ERP: 06/2	1/2023
						Р	MDR #	#: 131189						
	•	Date Reported	Hazard Class	Order No			on Status	Status Dt	Certification Statu					Reinspect Dt
5	54	02/06/2023	В	502 Viol Desc					OVERDUE MATERIAL THE BROK NT AT WEST	02/08/2023 EN OR DEFECTIV			00/00/0000 DR IN	06/26/2023
5	54	02/06/2023	В	502 Viol Desc		CODE PROPERL			OVERDUE MATERIAL THE BROK AT APT 54, 5th STOR		E CER			06/26/2023
2	21	02/06/2023	В	501 Viol Desc		1 NO AC CODE PROPERL ORY, 1st APARTM	Y REPAIR TH		R DEFECTIVE INTER	02/07/2023 COM IN THE EN		3/2023 E LOCA	00/00/0000 TED AT	04/13/2023
3	32	02/06/2023	С	689 Viol Desc		, 2037 HMC: PRO			OVERDUE E UNSAFE ELECTRIC CATED AT APT 32, 3rd		ION CC			06/26/2023
3	34	02/06/2023	В	508 Viol Desc		CODE REPAIR T			OVERDUE /E PLASTERED SURF T APT 34, 3rd STORY		IN A U			06/26/2023
3	34	02/06/2023	В	508 Viol Desc		CODE REPAIR T			OVERDUE /E PLASTERED SURF d STORY, 1st APARTM		Γ IN A U		00/00/0000 1 COLOR	06/26/2023

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–Buil	ding l	Location: ——						-Building Prof	ile: ———					
Add	lress:	709 WEST 1	170 STR	EET	Ra	nge: 709-7	09	A Units:	21	Ownership/Prog: PVT		L	ast Insp Dt: 08/2	29/2023
I	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Units:	0	Bldg Class: NEW LAW	ENEMENT	ERP	Repair Ind: Y	
В	Block:	02139	Lot	:: 0185	Census	s Tract: 25	500	No. of Stories:	5				Last ERP: 06/2	21/2023
							Р	MDR #:	131189					
Story	Apt	Date Reported	Hazard Class		Violation Seq No	Item No	Violatio	n Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due Da	te Cert Rcvd	Reinspect D
		01/31/2023	Ι	729	15697849		INFO NO	V SENT	02/01/2023		00/00/0000	00/00/000	00/00/0000	00/00/0000
				Viol Desc	PROGRAM WI	HICH MAY DLATIONS	RESULT	IN BUILDING-V	VIDE INSPE	D TO PARTICIPATE IN ECTIONS, FEES, AND E CHARGES FOR REPAIF PERTY	XTENSIVE REP.	AIR WORK T	0	
1	2	01/11/2023	С	621	15661034		NOV SE	NT (01/12/2023	OVERDUE	01/12/2023	02/10/2023	3 00/00/0000	00/00/0000
				Viol Desc	REQUIREMEN PRESUMED L AND MAKE FL	ITS DURIN EAD-BASE .00RS SM	IG PERIO ED PAINT IOOTH AN	d of unit vac From Requip Id Cleanable	CANCY BY RED WINDO , PRESUM	MPLIANCE WITH LEAD PERFORMING ACTIVIT DW AND/OR DOOR FRIG ED LEAD PAINT IN AN / ORTH AT EAST	ES NECESSAR	Y TO ABATE ES FOR APA	RTMENT	
1	2	12/29/2022	В	702	15644403		NOT CO	MPLIED (06/27/2023	OVERDUE	01/17/2023	03/07/2023	3 00/00/0000	06/26/2023
				Viol Desc	§ 27-2045 ADN APARTMENT				E SMOKE	DETECTOR INOPERAB	LE LOCATED A	AT APT 2, 1st	STORY, 1st	
1	2	12/29/2022	С	569 Viol Desc				ATE THE INFES	TATION C	OVERDUE ONSISTING OF MICE IN	01/17/2023 THE ENTIRE A	02/17/2023 PARTMENT		06/26/2023
					AT APT 2, 1st	STORY, 1	ST APART	MENT FROM N	υκτή ατ έ	ASI				
1	2	12/29/2022	С	568	15644406		NOT CO	MPLIED	06/27/2023	OVERDUE	01/17/2023	02/17/2023	3 00/00/0000	06/26/2023
				Viol Desc						ONSISTING OF ROACH ORTH AT EAST	ES IN THE ENT	IRE APARTM	IENT	
1	2	12/29/2022	в	1503	15644404		NOT CO	MPLIED	06/27/2023	OVERDUE	01/17/2023	03/07/2023	3 00/00/0000	06/26/2023
				Viol Desc	§ 27-2046.1 HI	MC [.] REPA	IR OR RE	PLACE THE CA		NOXIDE DETECTING DI				

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Buil	lding	Location: ——					Building Pro	ofile: ——					
Add	dress:	709 WEST 1	170 STR	EET	Range:	: 709-709	A Units	: 21	Ownership/Prog: PI	VT	Las	st Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD:	: 12	B Units	: 0	Bldg Class: NEW LA	AW TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Tra	act: 25500	No. of Stories	: 5			L	_ast ERP: 06/2	1/2023
						Р	MDR #	: 131189					
Story	Apt	Date Reported	Hazard Class		Violation Seq No Ite	em No Violatic	on Status	Status Dt	Certification Sta	atus NOV Issue Dt Ce	ert Due Date	e Cert Rcvd	Reinspect Dt
3	32	12/22/2022	А	508	15631841	NOT CO	MPLIED	04/17/2023	OVERDUE	12/30/2022 0	4/18/2023	00/00/0000	04/13/2023
				Viol Desc						RFACES AND PAINT IN		MCOLOR	
3	34	12/22/2022	в	1503	15631849	NOT CO		06/27/2023	OVERDUE	12/28/2022 0	2/15/2023	00/00/0000	06/26/2023
5	04	12/22/2022	D	Viol Desc	§ 27-2046.1 HMC:	REPAIR OR RE	EPLACE THE C	ARBON MOI		G DEVICE(S). DEFECTI			00/20/2020
3	32	12/22/2022	В	1503	15631832	NOT CO	MPLIED	06/27/2023	OVERDUE	12/30/2022 0	2/17/2023	00/00/0000	06/26/2023
				Viol Desc					NOXIDE DETECTIN	G DEVICE(S). MISSING TH AT EAST	IN THE E	NTIRE	
3	32	12/22/2022	В	508	15631810	NOT CO	MPLIED	06/27/2023	OVERDUE	12/30/2022 0	2/17/2023	00/00/0000	06/26/2023
				Viol Desc		VALLS AND TR	IM TRHOUGH			RFACES AND PAINT IN ENT LOCATED AT APT (
3	32	12/22/2022	В	702	15631833	NOT CO	MPLIED	06/27/2023	OVERDUE	12/30/2022 0	2/17/2023	00/00/0000	06/26/2023
_	-			Viol Desc	§ 27-2045 ADM CC AT APT 32, 3rd ST	DDE REPAIR O	R REPLACE T	HE SMOKE I	DETECTOR MISSIN	IG IN THE ENTIRE APA			
5	54	12/22/2022	В	501	15631874	NOT CO	MPLIED	06/27/2023	OVERDUE	12/28/2022 0	2/15/2023	00/00/0000	06/26/2023
				Viol Desc						JTH 1 WINDOW COUNT IENT FROM SOUTH AT V		CE IN	

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding l	Location: ——					Building Profile	»: ——					
Add	lress:	709 WEST 1	170 STR	EET	Range: 709-	-709	A Units: 21		Ownership/Prog: PVT			Last Insp Dt: 08/2	9/2023
I	Boro:	MANHATTAN	Zip	: 10032	CD: 12		B Units: 0	1	Bldg Class: NEW LAW T	ENEMENT	EF	RP Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Tract: 2	5500	No. of Stories: 5					Last ERP: 06/2	1/2023
						Ρ	MDR #: 13	1189					
Story 5		Date Reported 12/22/2022	Hazard Class B	Order No 508 Viol Desc	Violation Seq No Item No 15631871 § 27-2005 ADM CODE AT CEIILING, ALL WAL APARTMENT FROM SO	NOT CO REPAIR T LS, AND T	MPLIED 06 HE BROKEN OR E RIM THOUGHOU	DEFECTIV	Certification Status OVERDUE /E PLASTERED SURFA ENTIRE APARTMENT	12/28/2022 CES AND PAINT	02/15/2 IN A UNI	FORM COLOR	,
1	2	12/22/2022	A	556 Viol Desc	15911811 § 27-2013 ADM CODE 1st DOOR FRAME FRO APARTMENT FROM NO	OM NORTH	TH LIGHT COLOR		OVERDUE TO THE SATISFACTIC nd ROOM FROM EAST			T THE	00/00/0000
4	44	12/22/2022	В	505 Viol Desc	15631857 § 27-2005 ADM CODE KITCHEN LOCATED A		WITH NEW THE		OVERDUE OR DEFECTIVE OUTLE IT FROM SOUTH AT W		02/15/20 ST WALL		04/13/2023
5	54	12/22/2022	С	568 Viol Desc	15631869 HMC ADM CODE: § 27- LOCATED AT APT 54,	-2017.4 AB	ATE THE INFEST		OVERDUE DNSISTING OF ROACHI OUTH AT WEST	12/28/2022 ES IN THE ENTIF	01/28/20 RE APAR		06/26/2023
5	54	12/22/2022	С	569 Viol Desc	15631870 HMC ADM CODE: § 27 AT APT 54, 5th STORY	-2017.4 AB	ATE THE INFEST	ATION CO	OVERDUE DNSISTING OF MICE IN WEST	12/28/2022 THE ENTIRE AF	01/28/20 PARTMEN		06/26/2023
1	2	12/22/2022	С	568 Viol Desc	15631728 HMC ADM CODE: § 27- LOCATED AT APT 2, 1		ATE THE INFEST	ATION CO		12/30/2022 ES IN THE ENTIF	01/30/20 RE APAR		06/26/2023

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–Buil	ding	Location: ——					Build	ding Profile: ——					
Add	dress:	709 WEST 1	70 STR	EET	Ran	ge: 709-709		A Units: 21	Ownership/Prog: PVT		Las	t Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	C	CD: 12		B Units: 0	Bldg Class: NEW LAW	TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lot	: 0185	Census	Tract: 25500	0 No. of	Stories: 5			L	ast ERP: 06/2	21/2023
						Ρ	·	MDR #: 131189					
Story	Apt	Date Reported	Hazard Class		Violation Seq No	Item No	Violation Statu	is Status Dt	Certification Statu	s NOV Issue Dt	Cert Due Date	e Cert Rcvd	Reinspect I
3	34	12/22/2022	В	702	15631850	N	OT COMPLIE	D 06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
				Viol Desc				LACE THE SMOKE PARTMENT FROM	DETECTOR DEFECTIV	/E IN THE ENTIRI	E APARTMEN	Т	
						1 1 04, 014 C							
4	44	12/22/2022	В	505	15631863	1	NO ACCESS	06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	04/13/2023
				Viol Desc					NOR DEFECTIVE RUS				
					CADINETATEA	AST WALL		HEN LOCATED A	AP1 44, 401 STORT, 1	SLAFARIMENT FR			
3	34	12/22/2022	В	508	15631848	N	OT COMPLIE	D 06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
				Viol Desc	0	ID ALL WAL	L THROUGH		IVE PLASTERED SURF RE APARTMENT LOC/				
1	2	12/22/2022	С	567	15631740	DI	EFECT LETTE	ER 06/27/2023	OVERDUE	12/30/2022	01/30/2023	00/00/0000	06/26/2023
				Viol Desc	HMC ADM COD LOCATED AT A	E: § 27-201 .PT 2, 1st S [−]	7.4 ABATE TH TORY, 1st AP	HE INFESTATION (ARTMENT FROM)	CONSISTING OF RODE	NTS RATS IN THE	E ENTIRE APA	ARTMENT	
	c	10/00/07-7-7	c									00/00/0000	00/00/000
1	2	12/22/2022	С	583 Viol Desc	15631698 § 27-2026, 2027 AND SOUTHWE	HMC: PRO		AIR THE SOURCE	© OVERDUE AND ABATE THE EVIDE I LOCATED AT APT 2,				00/00/0000
					NORTH AT EAS	ST							
4	42	12/21/2022	С	510	15624922		NO ACCESS		OVERDUE	12/29/2022	01/11/2023	00/00/0000	00/00/0000
				Viol Desc		G TO THE F	IRE ESCAPE	WINDOW IN THE	NCE CONSISTING OF I				

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–Buil	ding	Location: ——					Buildin	g Profile: ——					
Add	lress:	709 WEST 1	70 STR	EET	Rang	ge: 709-709	A	Units: 21	Ownership/Prog: PVT			Last Insp Dt: 08/	29/2023
I	Boro:	MANHATTAN	Zip	: 10032	С	D: 12	В	Units: 0	Bldg Class: NEW LAW	TENEMENT		ERP Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	Tract: 25500	No. of St	ories: 5				Last ERP: 06/	21/2023
						Ρ	M	DR #: 131189					
Story	Apt	Date Reported	Hazaro Class		Violation Seq No	Item No Viol	lation Status	Status Dt	Certification Status	NOV Issue Dt	Cert Di	ie Date Cert Rcvd	Reinspect D
3	34	12/01/2022	В	508 Viol Desc		CODE REPAI			OVERDUE VE PLASTERED SURFA PT 34, 3rd STORY, 2nd A			NIFORM COLOR	06/26/2023
3	32	11/30/2022	В	508 Viol Desc	0	CODE REPAI		EN OR DEFECTI	OVERDUE VE PLASTERED SURFA TED AT APT 32, 3rd STO			NIFORM COLOR	06/26/2023
3	32	11/30/2022	A	556 Viol Desc		CODE PAINT			OVERDUE T TO THE SATISFACTIO 3rd STORY, 2nd APAR			NT AT CEILING	04/13/2023
1	2	10/18/2022	A	556 Viol Desc		CODE PAINT		COLORED PAIN	OVERDUE T TO THE SATISFACTIO TCHEN LOCATED AT			NT ALL	00/00/0000
1		09/28/2022	В	502 Viol Desc	15393745 § 27-2005 ADM (MATERIAL AT C	CODE PROPE		R WITH SIMILAR	OVERDUE MATERIAL THE BROKE	09/29/2022 N OR DEFECTIV			06/26/2023
1		09/28/2022	A	556 Viol Desc	15393746 § 27-2013 ADM (AT PUBLIC HAL	CODE PAINT	COMPLIED WITH LIGHT	04/17/2023 COLORED PAIN	OVERDUE T TO THE SATISFACTIO	09/29/2022 ON OF THIS DEP	01/16 PARTME		04/13/2023

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–Buil	ding	Location: ——					Building Prof	ile: ———					
Add	lress:	709 WEST 1	170 STR	EET	Rang	e: 709-709	A Units:	21	Ownership/Prog: PVT			Last Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	CI	D: 12	B Units:	0	Bldg Class: NEW LAW	TENEMENT	ER	P Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census T	ract: 25500	No. of Stories:	5				Last ERP: 06/2	21/2023
						P	MDR #:	131189					
-		Date Reported	Hazard Class	Order No			n Status	Status Dt	Certification Status			Date Cert Rcvd	
3	32	09/02/2022	С	568	15352688				FALSE CERT	09/06/2022	10/07/20		06/26/2023
				Viol Desc					ONSISTING OF ROACH WEST AT NORTH	IES IN THE ENTI	RE APARI	MENT	
3	32	09/02/2022	С	569	15352689	DEFECT	LETTER	06/27/2023	DEFECT LETTER	09/06/2022	10/07/20	22 09/26/2022	06/26/2023
				Viol Desc		E: § 27-2017.4 AB. STORY, 2nd APAF				THE ENTIRE A	PARTMEN	T LOCATED	
					AT AFT 52, 510 C	STORT, ZIIU AFAI		WESTATI	NORTH				
3	32	09/02/2022	В	1503	15352691	NOT CO	MPLIED (06/27/2023	OVERDUE	09/06/2022	10/25/20	22 00/00/0000	06/26/2023
				Viol Desc					NOXIDE DETECTING D		NG IN THE	ENTIRE	
							<u>, ora orienti,</u>						
3	32	09/02/2022	В	702	15352690	NOT CO	MPLIED (06/27/2023	OVERDUE	09/06/2022	10/25/20	22 00/00/0000	06/26/2023
				Viol Desc		CODE REPAIR O STORY, 2nd APAF			DETECTOR MISSING	N THE ENTIRE A	APARTMEN	IT LOCATED	
1	1	09/02/2022	А	556	15352686	1 NO AC	CESS	04/17/2023	OVERDUE	09/06/2022	12/24/20	22 00/00/0000	00/00/000
				Viol Desc					TO THE SATISFACTION Y, 1st APARTMENT FR			THE WEST	
1	2	08/13/2022	С	510	15319385	NOT CO	MPLIED (06/27/2023	OVERDUE	08/16/2022	08/29/20	22 00/00/0000	06/26/2023
				Viol Desc		ING TO FIRE ESC	CAPE WINDOW		CE CONSISTING OF C st ROOM FROM NORT				

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Bui	lding	Location: ——					Building Pr	ofile: ——					
Ado	dress:	709 WEST 1	170 STR	EET	Range: 7	709-709	A Units	s: 21	Ownership/Prog:	PVT		Last Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD : 1	12	B Units	s: 0	Bldg Class: NEW	LAW TENEMENT	ER	P Repair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Trac	ct: 25500	No. of Stories	s: 5				Last ERP: 06/2	1/2023
						Ρ	MDR #	#: 131189					
Story 1	Apt 2	<i>Date Reported</i> 08/13/2022	Hazarc Class A		15319382 § 27-2017.3 HMC: T	1 NO AC RACE AND R	EPAIR THE SO	<i>Status Dt</i> 04/17/2023 OURCE AND <i>J</i> APT 2, 1st ST0	Certification S OVERDUE ABATE THE VISIE ORY, 1st APARTM		12/03/20 AT EAS	22 00/00/0000	<i>Reinspect Dt</i> 00/00/0000
1	2	08/13/2022	A	556 Viol Desc			TH LIGHT COI	LORED PAIN		08/16/2022 ACTION OF THIS DEPAF			00/00/0000
1	3	08/02/2022	A	556 Viol Desc		TH AT WEST	TH LIGHT COI WALL IN THE		T TO THE SATISF	08/04/2022 FACTION OF THIS DEPAF I WEST LOCATED AT AP		AT 1st	00/00/0000
1	3	08/02/2022	A	508 Viol Desc			HE BROKEN	OR DEFECTI		08/04/2022 SURFACES AND PAINT IN Y, 2nd APARTMENT FRO		ORM COLOR	00/00/0000
1	3	08/02/2022	A	556 Viol Desc			TH LIGHT COI	LORED PAIN		08/04/2022 FACTION OF THIS DEPAF st STORY, 2nd APARTME		AT	00/00/0000
1	3	08/02/2022	A	556 Viol Desc			TH LIGHT COI		T TO THE SATISF	08/04/2022 FACTION OF THIS DEPAR MENT FROM NORTH AT			00/00/0000

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The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	lding	Location: ——						Building	Profile: ——					
Add	dress:	709 WEST 1	70 STR	EET	Ran	ge: 709-7	709	A Un	its: 21	Ownership/Prog:	PVT	- L	ast Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	C	CD: 12		B Ur	its: 0	Bldg Class: NEW	LAW TENEMENT	ERP	Repair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census	Tract: 25	500	No. of Stori	es: 5				Last ERP: 06/2	21/2023
							Ρ	MDF	R #: 131189					
-	Apt	Date Reported		Order No		Item No		on Status	Status Dt	Certification				,
1		07/12/2022	A	722 Viol Desc				N ON WALL	OF ENTRANC		07/13/2022 NG NAME, ADDRESS INC TOR OR HOUSEKEEPER.		PARTMENT	04/13/2023
1		07/12/2022	A	556 Viol Desc	15256104 § 27-2013 ADM AT PUBLIC HAL		PAINT WI	MPLIED TH LIGHT C	04/17/2023 OLORED PAIN		07/13/2022 FACTION OF THIS DEPAR	10/30/2022 TMENT A		04/13/2023
1	1	07/02/2022	С	550 Viol Desc				EPAIR THE		ABATE THE VISI	07/05/2022 (BLE MOLD CONDITION DRY, 1st APARTMENT FRO		MATELY 10	09/02/2022
					ORIGINAL VIOL §27-2017.3a(5)(5105624	ISSUED 08	-APR-22 HAS E	BEEN UPGRADED	D TO CLASS C PER ADMI	NISTRATI	VE CODE	
4	42	06/23/2022	С	624 Viol Desc	LEAD CONTEN PEELING OR O	T AT 0.5 N A DET	MG/CM2	CT THE LEA AND IS PRE FED SUBSU	AD-BASED PAI SUMED LEAD RFACE-USING	PAINT AS SET FO	06/27/2022 (NT THAT IS XRF TESTED ORTH IN (28 RCNY §11-07 ES SET FORTH IN 28 RCI ARTMENT FROM NORTH /	(b)) AND ⁻ NY §11-06	USIVE FOR THAT IS	00/00/0000
4	42	06/23/2022	В	550 Viol Desc		TH WALL		EPAIR THE	SOURCE AND		06/27/2022 (BLE MOLD CONDITION APT 42, 4th STORY, 1st AP		20 SQ FT	02/25/2023
4	42	06/23/2022	С	617 Viol Desc		0 THAT IS 6(B)(2)	PEELIN NOR	CT THE LEA G OR ON A TH WALL IN	DETERIORATE	NT HAZARD - PA ED SUBSURFACE	06/27/2022 (INT THAT TESTED POSIT - USING WORK PRACTIC H LOCATED AT APT 42, 4	ES SET F	LEAD FORTH IN	00/00/0000

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Building Location: ——			Building Profile:			
Address: 709 WEST 17	0 STREET	Range: 709-709	A Units: 21	Ownership/Prog: PVT	Last Insp Dt: 08/29/2023	
Boro: MANHATTAN	Zip: 10032	CD: 12	B Units: 0	Bldg Class: NEW LAW TENEMENT	ERP Repair Ind: Y	
Block: 02139	Lot: 0185	Census Tract: 25500	No. of Stories: 5		Last ERP: 06/21/2023	
		Р	MDR #: 131189			

			Hazard		Violation								
	'	Date Reported	Class	0/00/110	Seq No	Item No	Violation Status	Status Dt		us NOV Issue Dt			,
4	42	06/23/2022	С	617	15233713		1 NO ACCESS	06/27/2023		06/27/2022		00/00/0000	00/00/0000
				Viol Desc § 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSIT CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTIO 28 RCNY §11-06(B)(2) WEST WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 42, 4th APARTMENT FROM NORTH AT EAST								RTH IN	
4	42	06/19/2022	В	550	15216738		1 NO ACCESS	06/27/2023	OVERDUE	06/21/2022	08/09/2022	00/00/0000	02/25/2023
				Viol Desc	0		MOLD CONDITION TORY, 1st APARTM						
4	42	06/19/2022	A	556	15506286		1 NO ACCESS	04/17/2023	OVERDUE	11/09/2022	02/26/2023	00/00/0000	00/00/0000
				Viol Desc	0				TO THE SATISFAC PT 42, 4th STORY, 1				
4	42	06/19/2022	A	556	15506288		1 NO ACCESS	04/17/2023	OVERDUE	11/09/2022	02/26/2023	00/00/0000	00/00/0000
				Viol Desc	§ 27-2013 ADI CEILING, NORTH AT EA	EAST WA			TO THE SATISFAC H LOCATED AT APT				
4	42	06/16/2022	В	550 Viol Desc	0	MC: TRACI			OVERDUE ABATE THE VISIBLE ATED AT APT 42, 4th				02/25/2023
					ORIGINAL VI0 §27-2017.3a(3		4848838 ISSUED	11-FEB-22 HAS BI	EEN UPGRADED TO	CLASS B PER ADM	MINISTRATIVE	CODE	
3	32	06/03/2022	А	556	15187460		NOT COMPLIED	04/17/2023	OVERDUE	06/06/2022	09/23/2022	00/00/0000	04/13/2023
				Viol Desc					TO THE SATISFAC			WALLS	

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding	Location: ——					Building Prof	file: ——					
Add	lress:	709 WEST 1	70 STR	EET	Range: 7	709-709	A Units:	21	Ownership/Prog: PVT		Last In	sp Dt: 08/29	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD: 1	2	B Units:	0	Bldg Class: NEW LAW	TENEMENT	ERP Repa	ir Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Trac	t: 25500	No. of Stories:	5			Last	ERP: 06/2	1/2023
						Р	MDR #:	131189					
Story 3	'	Date Reported 06/03/2022	Hazarc Class B		15187456 § 27-2005 ADM COI	NOT CO DE PROPERL	Y REPAIR THE	BROKEN O	Certification Status OVERDUE IR DEFECTIVE SPRIN ID AT APT 32, 3rd STC	06/06/2022 C G BALANCE AT LOW	07/25/2022 0 ER WINDOW	0/00/0000 SASH	,
3	32	06/03/2022	В	501 Viol Desc		CE DOOR TO	Y REPAIR THE THE APARTME	BROKEN O	OVERDUE R DEFECTIVE BELL PANEL IN THE FOYE	BUZZER INTRECOM	SYSTEM FRO		06/26/2023
3	32	06/03/2022	В	508 Viol Desc			HE BROKEN OF	R DEFECTIV	OVERDUE /E PLASTERED SURF d STORY, 1st APARTM	ACES AND PAINT IN	A UNIFORM C	0/00/0000 COLOR	06/26/2023
3	32	06/03/2022	В	502 Viol Desc			Y REPAIR WITH		OVERDUE MATERIAL THE BROK 3rd STORY, 1st APAR	EN OR DEFECTIVE (CERAMIC TILE	0/00/0000 S AT	06/26/2023
3	32	06/03/2022	В	508 Viol Desc			HE BROKEN OF	R DEFECTIV	OVERDUE /E PLASTERED SURF T APT 32, 3rd STORY	ACES AND PAINT IN	A UNIFORM C		06/26/2023
3	32	06/03/2022	A	556 Viol Desc			TH LIGHT COLC	ORED PAINT	OVERDUE I TO THE SATISFACT APARTMENT FROM N	ION OF THIS DEPAR		0/00/0000 EILING	04/13/2023

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	lding	Location: ——					Building Pro	ofile: ———					
Ado	dress:	709 WEST 1	70 STR	EET	Range: 7	09-709	A Units:	21	Ownership/Prog: PVT		Las	t Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD: 12	2	B Units:	: 0	Bldg Class: NEW LAW	TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Tract	: 25500	No. of Stories:	5			L	ast ERP: 06/2	21/2023
						Ρ	MDR #	: 131189					
Story 4	'	Date Reported 05/28/2022	Hazaro Class B		Violation Seq No Item 15189598	No Violatic 1 NO AC	on Status CESS	Status Dt 06/27/2023	Certification Status	NOV Issue Dt C 05/31/2022	ert Due Date 07/19/2022		<i>Reinspect D</i> 00/00/0000
				Viol Desc	§ 27-2017.3 HMC: TF		EPAIR THE SO	URCE AND	ABATE THE VISIBLE M T 42, 4th STORY, 1st A	IOLD CONDITION	THE N	NORTH	
											-		
4	42	05/19/2022	С	508	15172152	1 NO AC			OVERDUE		06/05/2022		00/00/0000
				Viol Desc					/E PLASTERED SURF, AT APT 42, 4th STORY				
3	34	05/09/2022	В	502	15143180	NOT CO	MPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
				Viol Desc					MATERIAL THE BROKE ORY, 1st APARTMENT			LES	
0		05/00/0000	_	500	45440400			00/07/0000		05/40/0000	00/00/00000	00/00/0000	00/00/0000
3	34	05/09/2022	В	508 Viol Desc		EST WALL	HE BROKEN O	R DEFECTI	OVERDUE /E PLASTERED SURF NORTH LOCATED AT	ACES AND PAINT I		M COLOR	06/26/2023
3	34	05/09/2022	В	508	15143181	NOT CO	MPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
				Viol Desc					/E PLASTERED SURF. TED AT APT 34, 3rd ST				
3	34	05/09/2022	В	508 Viol Desc	15143185 § 27-2005 ADM COD AT CEILING IN THE		HE BROKEN O	R DEFECTI	OVERDUE /E PLASTERED SURF/ OCATED AT APT 34-3	ACES AND PAINT II		M COLOR	06/26/2023

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

–Buil	ding	Location: ——						-Building Pr	ofile: ——							
Add	lress:	709 WEST 1	70 STR	EET	Rang	ge: 709-709		A Units	s: 21	Ownership/Prog	g: PVT			Last	t Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	C	D: 12		B Units	s: 0	Bldg Class: NEV	N LAW TE	ENEMENT		ERP Re	epair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	Tract: 25500		No. of Stories	s: 5					L	ast ERP: 06/2	1/2023
						Ρ		MDR	#: 131189							
Story	Apt	Date Reported	Hazard Class		Violation Seq No	Item No V	liolatior	n Status	Status Dt	Certification	n Status	NOV Issue Dt	Cert Di	ue Date	Cert Rcvd	Reinspect [
3	34	05/09/2022	В	508 Viol Desc	15143176 § 27-2005 ADM AT CEILING IN	CODE REP	AIR TH			VE PLASTERED				NIFOR	00/00/0000 M COLOR	06/26/2023
3	34	05/09/2022	A	508 Viol Desc	15143178 § 27-2005 ADM) SURFAC	05/10/2022	08/27. T IN A U		00/00/0000 M COLOR	00/00/0000
1		04/21/2022	В	509	AT CEILING IN 15118582			CATED AT AI	PT 34, 3rd ST		TMENT FI	ROM SOUTH A 04/22/2022	T WEST		00/00/0000	06/26/2023
				Viol Desc	§ 27-2005 ADM	CODE PRO	PERLY	Y SECURE TI	HE LOOSE LI	GHT FIXTURE A	AT CEILIN	IG AT PUBLIC	HALL, 1	1st STC)RY	
3		04/21/2022	С	568 Viol Desc	15118581 HMC ADM COD			LETTER	06/27/2023 ESTATION C	OVERDUE ONSISTING OF	ROACHE	04/22/2022 S AT PUBLIC F	05/23, IALL, 3rc		00/00/0000 ?Y	06/26/2023
1	1	04/08/2022	A	508 Viol Desc	15105613 § 27-2005 ADM AT CEILING IN NORTH	CODE REP		E BROKEN	OR DEFECTI					NIFOR		09/02/2022
NN		04/04/2022	A	722 Viol Desc	15086957 § 27-2053 ADM NUMBER IF AN	CODE POS		NON WALL C	OF ENTRANC						07/08/2022 ARTMENT	04/13/2023

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding	Location: ——						Building Pr	ofile: ——					
Add	lress:	709 WEST 1	70 STR	EET	Ran	ige: 709-70)9	A Units	: 21	Ownership/Prog:	PVT	La:	st Insp Dt: 08/2	29/2023
I	Boro:	MANHATTAN	Zip	o: 10032	(CD: 12		B Units	s: 0	Bldg Class: NEW	LAW TENEMENT	ERP F	Repair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census	Tract: 255	00	No. of Stories	: 5				Last ERP: 06/2	21/2023
							P	MDR #	#: 131189					
Story 4	'	Date Reported 04/04/2022	Hazaro Class A	-		CODE RI ALL IN TH	CIV10 M EPAIR T	HE BROKEN (OR DEFECTIV		Status NOV Issue Dt 04/05/2022 SURFACES AND PAINT T APT 44, 4th STORY, 1	07/23/2022 IN A UNIFOF	07/08/2022 RM COLOR	
4	44	04/04/2022	A	556 Viol Desc		CODE PA		TH LIGHT COL	ORED PAIN		04/05/2022 ACTION OF THIS DEPA h STORY, 1st APARTMI		E CEILING	04/13/2023
4	44	04/04/2022	A	508 Viol Desc		CODE R		HE BROKEN (04/05/2022 SURFACES AND PAINT APARTMENT FROM SC		M COLOR	04/13/2023
4	44	04/04/2022	A	556 Viol Desc		CODE PA		TH LIGHT COL	ORED PAIN		04/05/2022 ACTION OF THIS DEPA DRY, 1st APARTMENT F			04/13/2023
4	44	04/04/2022	В	508 Viol Desc		CODE R		HE BROKEN (VE PLASTERED S	04/05/2022 SURFACES AND PAINT ARTMENT FROM SOUT			04/13/2023
4	44	04/04/2022	В	502 Viol Desc		CODE P		Y REPAIR WI			04/05/2022 ROKEN OR DEFECTIVE PARTMENT FROM SOU		LOOR	04/13/2023

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

–Buil	ding	Location: ——					Building Pr	ofile: ——]
Add	lress:	709 WEST 1	70 STR	EET	Range: 7	09-709	A Units	s: 21	Ownership/Prog: PVT			_ast Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	CD: 12	2	B Unit	s: 0	Bldg Class: NEW LAW 1	ENEMENT	ERF	PRepair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Tract	: 25500	No. of Stories	s: 5				Last ERP: 06/2	21/2023
						Ρ	MDR	#: 131189					
itory	Apt	Date Reported	Hazaro Class		Violation Seq No Item	No Violatic	on Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due D	ate Cert Rcvd	Reinspect
2	24	03/17/2022	В	702	15039372	1 NO AC		06/27/2023	OVERDUE	03/18/2022	05/06/202		00/00/0000
				Viol Desc	§ 27-2045 ADM COD LOCATED AT APT 2				DETECTOR DEFECTIVE	IN THE ENTIR	E APARTM	ENT	
						1, 2114 01 011	1, 10074 74011						
2	24	03/17/2022	В	1503	15039371	1 NO AC	CESS	06/27/2023	OVERDUE	03/18/2022	05/06/202	2 00/00/0000	00/00/0000
				Viol Desc					NOXIDE DETECTING DI MENT FROM SOUTH A		CTIVE IN T	HE ENTIRE	
2	24	03/17/2022	В	508	15039373	1 NO AC	CESS	06/27/2023	OVERDUE	03/18/2022	05/06/202	2 00/00/0000	00/00/0000
				Viol Desc					/E PLASTERED SURFA NT LOCATED AT APT 2				
1	3	03/17/2022	В	593	15038627	NOT CO	MPLIED	06/27/2023	OVERDUE	03/18/2022	05/06/202	2 00/00/0000	06/26/2023
				Viol Desc					S AND MAINTAIN SAME T 3, 1st STORY, 2nd AP				
1	3	03/17/2022	В	508	15038629	NOT CO	MPLIED	06/27/2023	OVERDUE	03/18/2022	05/06/202	2 00/00/0000	06/26/2023
				Viol Desc					/E PLASTERED SURFA _OCATED AT APT 3, 1s				
5	54	03/16/2022	В	508	15037778	NOT CO	MPLIED	06/27/2023	OVERDUE	03/17/2022	05/05/202	2 00/00/0000	06/26/2023
				Viol Desc		E REPAIR T	HE BROKEN	OR DEFECTIN	/E PLASTERED SURFA ST LOCATED AT APT 54	CES AND PAINT		ORM COLOR	

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For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	lding	Location: ——					Building Profile	e: ———					
Add	dress:	709 WEST 1	70 STR	EET	Range: 709	9-709	A Units: 2 ²	1	Ownership/Prog: PVT		Las	st Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD: 12		B Units: 0		Bldg Class: NEW LAW T	ENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Tract:	25500	No. of Stories: 5				1	ast ERP: 06/2	1/2023
						Ρ	MDR #: 13	31189					
Story 5	'	Date Reported 03/16/2022	Hazard Class B			NOT CO PROPERL	MPLIED 06 Y REPAIR WITH	SIMILAR N	Certification Status OVERDUE MATERIAL THE BROKEN D AT APT 54, 5th STORY	OR DEFECTIVE	05/05/2022 CERAMIC T	00/00/0000 ILES AT	
5	54	03/16/2022	В	508 Viol Desc			HE BROKEN OR	DEFECTIN	OVERDUE /E PLASTERED SURFAC T LOCATED AT APT 54,				06/26/2023
2	24	03/15/2022	С	508 Viol Desc			HE BROKEN OR	DEFECTIV	OVERDUE /E PLASTERED SURFAC TORY, 2nd APARTMENT			00/00/0000 M COLOR	00/00/0000
2	24	03/15/2022	В	508 Viol Desc			HE BROKEN OR	DEFECTIV	OVERDUE /E PLASTERED SURFAC d STORY, 2nd APARTME			00/00/0000 M COLOR	00/00/0000
2	24	03/01/2022	A	556 Viol Desc			TH LIGHT COLOR	RED PAINT	OVERDUE TO THE SATISFACTION 2nd STORY, 1st APARTM				00/00/0000
2	24	03/01/2022	С	569 Viol Desc	14956978 HMC ADM CODE: § 23 APARTMENT FROM S		ATE THE INFEST		CERT RECEIVED	03/03/2022 CATED AT APT 2	04/03/2022 24, 2nd STOF	03/03/2022 XY, 1st	03/15/2022

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Buii	ding	Location: ——					Building Prof	ile: ———					
Add	lress:	709 WEST 1	70 STR	EET	Range: 709	-709	A Units: 2	21	Ownership/Prog: PVT			Last Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	CD: 12		B Units: (0 1	Bldg Class: NEW LAW 1	ENEMENT	EF	RP Repair Ind: Y	
E	Block:	02139	Lot	: 0185	Census Tract: 2	5500	No. of Stories:	5				Last ERP: 06/2	21/2023
						P	MDR #:	131189					
Story	Apt	Date Reported	Hazaro Class	Order No	Violation Seq No Item No	o Violatio	n Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due	Date Cert Rcvd	Reinspect D
2	24	03/01/2022	С	568 Viol Desc	14956979 HMC ADM CODE: § 27 LOCATED AT APT 24,		ATE THE INFES			03/03/2022 ES IN THE ENTI	04/03/20 RE APAR		03/15/2022
BB		02/16/2022	С	567 Viol Desc	14833662 HMC ADM CODE: § 27 NORTH				FALSE CERT DNSISTING OF RODEN	02/17/2022 TS RATS AT FIF	03/20/20 RE PASSA		06/26/2023
		02/16/2022	А	1507	14857287	1 NO AC		04/17/2023	OVERDUE	02/16/2022	06/05/20	00/00/0000	00/00/0000
		02/10/2022	A	Viol Desc	(A) § HMC:FILE ANNUA NOTICE OF VIOLATIO	AL BEDBU	G REPORT IN A	CCORDANC	CE WITH HPD RULE AS	DESCRIBED O	N THE BA	CK OF THIS	00/00/0000
1	1	02/11/2022	В	688	14848828					02/16/2022	04/06/20		04/08/2022
				Viol Desc	§ 27-2037, 2038 HMC: I FIXTURE AT CEILING				, 1st STORY, 1st APAR				
1	1	02/11/2022	В	508	14848830	1 NO AC	CESS (06/27/2023	FALSE CERT	02/16/2022	04/06/20	022 03/03/2022	04/08/2022
				Viol Desc	§ 27-2005 ADM CODE AT CEILING, EAST AN NORTH								
1		02/11/2022	В	502	14848925 § 27-2005 ADM CODE	NOT CO	MPLIED (06/27/2023	OVERDUE	02/16/2022	04/06/20	022 00/00/0000	06/26/2023

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–Buil	ding	Location: ——					Building Profi	le:					
Add	lress:	709 WEST 1	70 STR	EET	Range: 7	09-709	A Units: 2	21	Ownership/Prog: PVT		La:	st Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	CD: 12	2	B Units: ()	Bldg Class: NEW LAW T	ENEMENT	ERP F	Repair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Tract	: 25500	No. of Stories: 8	5				Last ERP: 06/2	1/2023
						Р	MDR #: *	131189					
Story	Apt	Date Reported	Hazard Class		Violation Seq No Item	No Violatio	on Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due Dat	e Cert Rcvd	Reinspect [
1	1	02/11/2022	В	508	14848824	1 NO A0	CCESS 0	6/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
				Viol Desc		ORTH WALL	IN THE 1st ROC		/E PLASTERED SURFAC				
1	1	02/11/2022	В	508	14848821	1 NO A0	CCESS (6/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
				Viol Desc					/E PLASTERED SURFA(T APT 1, 1st STORY, 1s				
1	1	02/11/2022	В	502	14848822	1 NO A0	CCESS (6/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
				Viol Desc					MATERIAL THE BROKEN STORY, 1st APARTMEN			S FLOOR	
4	42	02/11/2022	В	502	14848837	1 NO A0			OVERDUE	02/16/2022	04/06/2022	00/00/0000	00/00/0000
				Viol Desc					MATERIAL THE BROKEN th STORY, 2nd APARTN				
4	42	02/11/2022	С	569	14848833	1 NO A0	CCESS (6/27/2023	DEFECT LETTER	02/16/2022	03/19/2022	03/03/2022	03/15/2022
				Viol Desc	HMC ADM CODE: § AT APT 42, 4th STO				ONSISTING OF MICE IN	THE ENTIRE A	PARTMENT I	OCATED	
3	34	02/11/2022	В	702	14848856	NOT CC	OMPLIED (6/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
				Viol Desc	§ 27-2045 ADM COD LOCATED AT APT 3				DETECTOR DEFECTIVE EAST AT SOUTH	IN THE ENTIR	E APARTMEN	ΝT	

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-Bui	lding	Location: ——					Building Pro	ofile:					
Ad	dress:	: 709 WEST 1	170 STR	EET	Ran	ge: 709-709	A Units	: 21	Ownership/Prog: P	VT		Last Insp Dt: 08/2	29/2023
	Boro:	: MANHATTAN	Zip	: 10032	C	CD: 12	B Units	: 0	Bldg Class: NEW LA	W TENEMENT		RP Repair Ind: Y	
	Block:	: 02139	Lot	t: 0185	Census	Tract: 25500	No. of Stories	: 5	-			Last ERP: 06/2	21/2023
						P	MDR #	: 131189					
						·							
Story	Apt	Date Reported	Hazaro Class	l Order No	Violation Seq No	Item No Violatic	on Status	Status Dt	Certification Sta	atus NOV Issue Dt (Cert Due I	Date Cert Rcvd	Reinspect Dt
3	34	02/11/2022	в	1503	14848857	NOT CO	MPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/20	022 00/00/0000	06/26/2023
				Viol Desc						G DEVICE(S). DEFEC	TIVE IN	THE ENTIRE	
					APARTMENT L	OCATED AT APT	34, 3rd STORY	, 2nd APAR	TMENT FROM EAS	T AT SOUTH			
YY		02/11/2022	С	567	14848910	DEFECT	LETTER	06/27/2023	CERT RECEIVED	02/16/2022	03/19/20	022 03/03/2022	06/26/2023
				Viol Desc	HMC ADM COD	DE: § 27-2017.4 AB	ATE THE INFE	STATION CO	ONSISTING OF ROL	DENTS RAT AT FRON	T COUR	T	
1	1	02/11/2022	С	689	14848831	1 NO AC	CESS	06/27/2023	OVERDUE	02/16/2022	03/01/20	022 00/00/0000	09/02/2022
				Viol Desc		CTRICAL WIRE A				RIC WIRING CONDITIO			
1	1	02/11/2022	в	501	14848825	1 NO AC	CESS	06/27/2023	FALSE CERT	02/16/2022	04/06/20	022 03/16/2022	04/08/2022
	'	02/11/2022	D	Viol Desc						IDOW STOOL AT 1ST			04/00/2022
				VIOI Desc						STORY, 1st APARTME			
1	1	02/11/2022	в	508	14848820	1 NO AC	CESS	06/27/2023	FALSE CERT	02/16/2022	04/06/20	022 03/16/2022	04/08/2022
	•	02/11/2022	D	Viol Desc						RFACES AND PAINT			04/00/2022
				VIOI DCCC						ARTMENT FROM WES			
4	44	02/11/2022	в	506	14848878	1 NO AC	CESS	06/27/2023	OVERDUE	02/16/2022	04/06/20	022 00/00/0000	04/13/2023
•			2	Viol Desc						OR AT ENTRANCE IN			5 ., TO/2020
									TMENT FROM EAS				

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-Bui	lding	Location: ——					Building Pro	file: ——					
Add	dress:	709 WEST 1	70 STR	EET	Range	: 709-709	A Units:	21	Ownership/Prog: PVT		La La	st Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	CD	: 12	B Units:	0	Bldg Class: NEW LAW	TENEMENT	ERP	Repair Ind: Y	
E	Block:	02139	Lot	:: 0185	Census Tra	act: 25500	No. of Stories:	5				Last ERP: 06/2	21/2023
						Ρ	MDR #:	131189					
04	A (Data Danastad	Hazard Class		Violation Seg No Ite			Official Df	Os tills stime Otstan				Deinenert
Story 4		Date Reported 02/11/2022	B	Order No 502	14848879	em No Violatio 1 NO AC	n Status CESS	Status Dt 06/27/2023	Certification Status	02/16/2022	04/06/2022		,
4	44	02/11/2022	D	Viol Desc					MATERIAL THE BROKI				04/10/2020
									4th STORY, 2nd APA				
			_										
4	44	02/11/2022	В	508	14848871				OVERDUE /E PLASTERED SURF	02/16/2022			04/13/2023
				Viol Desc					STORY, 2nd APARTM				
4	44	02/11/2022	В	506	14848863	1 NO AC	CESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	04/13/2023
				Viol Desc					ESCUTCHEON PLATE		EAM RISER /	AT CEILING	
						OW LOCATED	<u> </u>	5101(1, 200					
5	54	02/11/2022	В	1503	14848893	NOT CO	MPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
				Viol Desc					NOXIDE DETECTING		CTIVE IN TH	E ENTIRE	
					APARIMENT LO	CATED AT APT	54, 5th STORY	, 2nd APAR	MENT FROM EAST A	ISOUTH			
F	54	00/44/0000	-	500	1 10 10000	NOT OO		00/07/0000		00/40/0000	04/00/0000	00/00/0000	0010010000
5	54	02/11/2022	В	502 Viol Desc	14848899 & 27-2005 ADM C				OVERDUE MATERIAL THE BROKI	02/16/2022	04/06/2022 E CERAMIC		06/26/2023
				VIOI Desc					STORY, 2nd APARTM				
5	54	02/11/2022	В	508	14848897	NOT CO			OVERDUE	02/16/2022	04/06/2022		06/26/2023
				Viol Desc	§ 27-2005 ADM CO AT CEILING AND				E PLASTERED SURF				

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Buil	ding	Location: ——					Building Pro	ofile: ———					
Add	lress:	709 WEST 1	170 STR	EET	Range: 709-	-709	A Units	: 21	Ownership/Prog: P	VT	La:	st Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD: 12		B Units	»: O	Bldg Class: NEW L/	AW TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Tract: 2	25500	No. of Stories	: 5			I	_ast ERP: 06/2	21/2023
						Р	MDR #	<i>‡</i> : 131189					
Story 4		Date Reported 02/11/2022	Hazard Class B		Violation Seq No Item No 14848877 § 27-2005 ADM CODE AT CEILING IN THE 4 AT SOUTH	1 NO AC REPAIR T	HE BROKEN C	OR DEFECTIV		02/16/2022 IRFACES AND PAINT I	04/06/2022 N A UNIFOR	00/00/0000 M COLOR	,
5	54	02/11/2022	В	508 Viol Desc	14848891 § 27-2005 ADM CODE AT ALL WALLS IN THE EAST AT SOUTH		HE BROKEN C			IRFACES AND PAINT I			06/26/2023
5	54	02/11/2022	В	508 Viol Desc	14848894 § 27-2005 ADM CODE AT NORTH WALL IN T		HE BROKEN C	OR DEFECTIN		IRFACES AND PAINT I			06/26/2023
5	54	02/11/2022	В	508 Viol Desc	14848900 § 27-2005 ADM CODE AT CEILING IN THE P		HE BROKEN C	OR DEFECTIV	/E PLASTERED SU	IRFACES AND PAINT I			06/26/2023
5	54	02/11/2022	В	508 Viol Desc	14848896 § 27-2005 ADM CODE AT NORTH WALL IN T SOUTH		HE BROKEN C	OR DEFECTIV		IRFACES AND PAINT I			06/26/2023
5	54	02/11/2022	В	502 Viol Desc	14848898 § 27-2005 ADM CODE FLOOR IN THE BATH		Y REPAIR WI			OKEN OR DEFECTIVE		00/00/0000 TILES	06/26/2023

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—Buil	lding	Location: ——					Building Pro	file: ——					
Add	dress:	709 WEST ?	170 STR	EET	Rang	ge: 709-709	A Units:	21	Ownership/Prog: PVT			Last Insp Dt: 08/	29/2023
	Boro:	MANHATTAN	Zip	: 10032	С	D: 12	B Units:	0	Bldg Class: NEW LAW T	ENEMENT		ERP Repair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census 1	Tract: 25500	No. of Stories:	5				Last ERP: 06/	21/2023
						Ρ	MDR #:	: 131189					
Story	Apt	Date Reported	Hazaro Class		Violation Seq No	ltem No Violatic	on Status	Status Dt	Certification Status	NOV Issue Dt	Cert Di	ue Date Cert Rcvd	Reinspect D
1	1	02/11/2022	В	502 Viol Desc			Y REPAIR WIT		FALSE CERT MATERIAL THE BROKEN TMENT FROM WEST AT		04/06 /E VINY		04/08/2022
1		02/11/2022	A	722	14848924	CIV10 M	IAILED	04/18/2023	FALSE CERT	02/16/2022	06/05	/2022 03/03/2022	04/13/2023
				Viol Desc					E STORY BEARING NAM TENDENT, JANITOR OR				
1	1	02/11/2022	В	1503 Viol Desc			EPLACE THE C		OVERDUE NOXIDE DETECTING DE IENT FROM WEST AT N		04/06 CTIVE I		09/02/2022
1	1	02/11/2022	В	502 Viol Desc			Y REPAIR WIT	H SIMILAR N	FALSE CERT MATERIAL THE BROKEN , 1st APARTMENT FROM		/E CER/		04/08/2022
2		02/11/2022	В	502 Viol Desc			Y REPAIR WIT	H SIMILAR N	OVERDUE MATERIAL THE BROKEN I STORY	02/16/2022 NOR DEFECTIV			06/26/2023
1	1	02/11/2022	А	554	14848819	1 NO AC	CESS	04/17/2023	FALSE CERT	02/16/2022	06/05	/2022 03/16/2022	04/08/2022
				Viol Desc		CODE PAINT ME	ETAL IN ACCOF	RDANCE WIT	TH DEPT. REGULATION ENT FROM WEST AT NO	THE STEAM R			

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Build	ding L	Location: ——					Building Profile	ə: ———]
Add	ress:	709 WEST 1	170 STR	EET	Range:	: 709-709	A Units: 21	i	Ownership/Prog: PVT			Last Insp Dt: 08/2	9/2023
E	Boro:	MANHATTAN	Zip	: 10032	CD:	: 12	B Units: 0	F	Bldg Class: NEW LAW 1	ENEMENT		ERP Repair Ind: Y	
В	lock:	02139	Lot	: 0185	Census Tra	act: 25500	No. of Stories: 5					Last ERP: 06/2	1/2023
						P	MDR #: 13	31189					
	Apt	Date Reported		Order No				Status Dt	Certification Status			ue Date Cert Rcvd	'
1		12/25/2021	В	502 Viol Desc	14743192 § 27-2005 ADM CC MATERIAL AT CEI		Y REPAIR WITH		OVERDUE IATERIAL THE BROKE	12/27/2021 N OR DEFECTIV		/2022 00/00/0000 RETARDANT	06/26/2023
2	24	12/25/2021	В	506 Viol Desc			WITH NEW THE		OVERDUE LIGHT SWITCH COVE TORY, 1st APARTMEN		RTH WA		00/00/0000
2	24	12/25/2021	В	508 Viol Desc			HE BROKEN OR I	DEFECTIV	OVERDUE /E PLASTERED SURFA AT APT 24, 2nd STOR		IN A U		00/00/0000
2	24	12/25/2021	В	579 Viol Desc	14743205 § 27-2026 ADM CC AT APT 24, 2nd ST		HE LEAKY AND/O	R DEFEC	OVERDUE TIVE FAUCETS AT BAT WEST	12/27/2021 THTUB IN THE		/2022 00/00/0000 OOM LOCATED	00/00/0000
2	24	12/25/2021	В	501 Viol Desc		IN THE 3rd R	Y REPAIR THE B	ROKEN O	OVERDUE R DEFECTIVE SPRING ST LOCATED AT APT 2		OWER \		00/00/0000
2	24	12/25/2021	В	501 Viol Desc			Y REPAIR THE B		OVERDUE R DEFECTIVE DOORS STORY, 1st APARTMEN		WALL		00/00/0000

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Buil	ding l	_ocation: ——					-Building Pro	file: ———						
Add	lress:	709 WEST 1	70 STR	EET	Range: 709-709		A Units:	21	Ownership/Prog:	PVT		Last I	nsp Dt: 08/2	9/2023
E	Boro:	MANHATTAN	Zip	o: 10032	CD: 12		B Units:	0	Bldg Class: NEW	LAW TENEMENT		ERP Rep	air Ind: Y	
В	Block:	02139	Lo	t: 0185	Census Tract: 25500		No. of Stories:	5				Las	st ERP: 06/2	1/2023
					Ρ		MDR #	: 131189						
Story BB	Apt	Date Reported 12/25/2021	Hazard Class C			FECT	n Status LETTER ATE THE INFE	Status Dt 06/27/2023 STATION CO	Certification S OVERDUE DNSISTING OF M	12/27/202			<i>Cert Rcvd</i> 00/00/0000	<i>Reinspect D</i> 06/26/2023
2	24	12/25/2021	В	508 Viol Desc	14743200 1 M § 27-2005 ADM CODE REP AT CEILING IN THE 3rd R SOUTH AT WEST		IE BROKEN O				ΝΤ ΙΝ Α Ι	JNIFORM		00/00/0000
2	24	12/25/2021	В	689 Viol Desc	14743201 1 M § 27-2005, 2006, 2037 HMC EXPOSED ELECTRIC WIRE 1st APARTMENT FROM SO	ES AT (PERLY REPAIR CEILING IN T				ITION CO	ONSISTIN		00/00/0000
2	24	12/25/2021	В	506 Viol Desc	14743202 1 M § 27-2005 ADM CODE REP NORTH AT EAST LOCATED		WITH NEW TH	E MISSING					00/00/0000 M	00/00/0000
1		12/25/2021	A	556 Viol Desc	14743193 NC § 27-2013 ADM CODE PAIN AT PUBLIC HALL, 1st STOF	NT WIT			OVERDUE TO THE SATISF	12/27/202 ACTION OF THIS D			00/00/0000 EILING	04/13/2023
2	24	12/25/2021	В	502 Viol Desc	14743206 1 M § 27-2005 ADM CODE PRC FLOOR IN THE BATHROO		Y REPAIR WIT	H SIMILAR N			IVE CER	AMIC TILI	00/00/0000 ES	00/00/0000

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Buil	ding	Location: ——						Building P	rofile: ——							
Add	lress:	709 WEST 1	170 STR	EET	Rar	nge: 709-70)9	A Unit	.s: 21	Ownership/Prog	g: PVT			Last	Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Uni	.s: 0	Bldg Class: NEV	V LAW TEN	EMENT		ERP Rep	pair Ind: Y	
E	Block:	02139	Lot	: 0185	Census	s Tract: 255	500	No. of Storie	s: 5					La	st ERP: 06/2	1/2023
							Ρ	MDR	#: 131189							
Story 2	'	<i>Date Reported</i> 12/15/2021	Hazaro Class B	Order No 1503 Viol Desc	Violation Seq No 14730413 § 27-2046.1 HM 24, 2nd STORY	MC: REPAIL	1 NO AC R OR RE	EPLACE THE		Certificatior OVERDUE NOXIDE DETEC		OV Issue Dt 12/16/2021 CE(S). MISSI	02/03	3/2022	00/00/0000	<i>Reinspect L</i> 00/00/0000
2	24	12/15/2021	В	702 Viol Desc	14730414 § 27-2045 ADM APARTMENT F	CODE RI		OR REPLACE		OVERDUE DETECTOR MIS	SING LOC	12/16/2021 ATED AT AP				00/00/0000
1		12/15/2021	A	722 Viol Desc		CODE P		ON ON WALL	OF ENTRANC	FALSE CERT E STORY BEAR ITENDENT, JAN	RING NAME,		NCLUD	ING APA	RTMENT	04/13/2023
2	24	12/15/2021	С	670 Viol Desc	14730410 § 27-2031 ADN AT APT 24, 2nd	CODE P		HOT WATER		WATER FIXTUR	RES IN THE	12/16/2021 ENTIRE AP				00/00/0000
3	32	11/19/2021	A	502 Viol Desc		CODE P		Y REPAIR W	ITH SIMILAR	FALSE CERT MATERIAL THE D AT APT 32, 3rc	BROKEN O		/E GRO	UT CERA	AMIC	04/13/2023
3	32	11/19/2021	A	554 Viol Desc		M CODE P				OVERDUE TH DEPT. REGU	JLATION AT		R PIPE			04/13/2023

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-Buil	ding	Location: ——					Building Pro	file: ———						
Add	dress:	709 WEST 1	70 STR	EET	Range	2: 709-709	A Units:	21	Ownership/Prog: PVT			Last	Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	CD): 12	B Units:	0	Bldg Class: NEW LAW 1	ENEMENT		ERP Rep	pair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Tr	act: 25500	No. of Stories:	5				La	st ERP: 06/2	1/2023
						Р	MDR #	: 131189						
Story 3		<i>Date Reported</i> 11/19/2021	Hazaro Class A		14682330 § 27-2013 ADM C	CIV10 M ODE PAINT WIT	TH LIGHT COL	ORED PAIN	<i>Certification Status</i> FALSE CERT TO THE SATISFACTIC APARTMENT FROM W	11/29/2021 N OF THIS DEP	03/18	/2022	03/03/2022	,
AA		10/16/2021	С	619	14629756	NOV SEI	NT	10/19/2021	OVERDUE	10/19/2021	10/28	/2021	00/00/0000	00/00/0000
				Viol Desc	§ 27-2056.4 ADM HAZARDS.	CODE- CORREC	CT FAILURE TO	O NOTIFY O	CCUPANTS AND/OR TO	INVESTIGATE	LEAD-B	ASED P	AINT	
2	24	10/09/2021	в	579	14611519					10/12/2021	11/30		00/00/0000	00/00/0000
				Viol Desc	9 27-2026 ADM C 24, 2nd STORY, 1	st APARTMENT	FROM WEST	AT NORTH	TIVE FAUCETS AT SIN	K IN THE KITC	HEN LC			
2	24	10/09/2021	в	505	14611523	1 NO AC	CESS	06/27/2023	OVERDUE	10/12/2021	11/30	/2021	00/00/0000	00/00/0000
				Viol Desc					OR DEFECTIVE ELECT T 24, 2nd STORY, 1st A					
2	24	10/09/2021	В	509 Viol Desc	0		Y SECURE TH	E LOOSE VA	OVERDUE	10/12/2021 IN THE BATHF	11/30, ROOM L		00/00/0000 D AT	00/00/0000
					APT 24, 2nd STO	RY, 1st APARTN	IENT FROM W	EST AT NOF						
2	24	10/09/2021	В	689	14611522	1 NO AC				10/12/2021	11/30		00/00/0000	00/00/0000
				Viol Desc		TRIC WIRES AT	CEILING IN TH		E UNSAFE ELECTRIC N M FROM NORTH AT W					

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	lding	Location: ——						Building Pro	ofile: ———					
Add	dress:	709 WEST 1	70 STR	EET	Rar	nge: 709-7	09	A Units:	21	Ownership/Prog: P	/Τ	I	ast Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Units:	: 0	Bldg Class: NEW LA	W TENEMENT	ERF	Repair Ind: Y	
E	Block:	02139	Lot	: 0185	Census	Tract: 25	500	No. of Stories:	5				Last ERP: 06/2	21/2023
							Ρ	MDR #	: 131189					
tory	Apt	Date Reported	Hazard Class	Order No	Violation Seq No	Item No	Violatio	n Status	Status Dt	Certification Sta	itus NOV Issue Dt	Cert Due D	ate Cert Rcvd	Reinspect L
4	42	10/08/2021	В	550	14617560		1 NO AC	CESS	06/27/2023	OVERDUE	10/08/2021	11/26/202	1 00/00/0000	05/28/2022
				Viol Desc							E MOLD CONDITION			
					ORIGINAL VIO §27-2017.3a(3)		4377217	ISSUED 08-JU	IN-21 HAS B	EEN UPGRADED T	O CLASS B PER ADI	MINISTRATI	VE CODE	
1		10/05/2021	В	686	14609803		NOT CO	MPLIED	06/27/2023	OVERDUE	10/07/2021	11/25/202	1 00/00/0000	06/26/2023
				Viol Desc		AND KE	EP SAME	BURNING FRO	OM SUNSET	EVERY DAY TO SU	SIDE OF THE FRON JNRISE ON THE DA			
1	2	10/03/2021	С	617	14610410		DEFECT	LETTER	06/27/2023	OVERDUE	10/07/2021	11/05/202	1 00/00/0000	06/26/2023
				Viol Desc	ČONTENT AND 28 RCNY §11-0	0 THAT IS 06(B)(2)	PEELIN 1st D	G OR ON A DE OOR FRAME	TERIORATE	D SUBSURFACE - I	THAT TESTED POS JSING WORK PRAC IN THE 5th ROOM	TICES SET	FORTH IN	
1	2	10/03/2021	А	508	14606990		1 NO AC	CESS	04/17/2023	OVERDUE	10/07/2021	01/24/202	2 00/00/0000	00/00/0000
				Viol Desc		JTH WALI					RFACES AND PAINT 2, 1st STORY, 2nd A			
1	2	10/03/2021	С	617	14610413		DEFECT	LETTER	06/27/2023	OVERDUE	10/07/2021	11/05/202	1 00/00/0000	06/26/2023
				Viol Desc	CONTENT AND 28 RCNY §11-0	0 THAT IS 06(B)(2)	PEELIN 1st D	G OR ON A DE	TERIORATE FROM EAST	D SUBSURFACE - U AT SOUTH WALL,	THAT TESTED POS JSING WORK PRAC 2nd WINDOW F DRY, 2nd APARTMEI	TICES SET	FORTH IN DM NORTH	
1	2	10/03/2021	А	508	14606989		1 NO AC	CESS	04/17/2023	OVERDUE	10/07/2021	01/24/202	2 00/00/0000	00/00/0000
				Viol Desc	•	CODE R					RFACES AND PAINT , 1st STORY, 2nd AF			

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-Buil	ding	Location: ——					Building Pr	ofile: ——					
Add	dress:	709 WEST 1	70 STR	EET	Range: 7	709-709	A Units	s: 21	Ownership/Prog: PVT		Las	t Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	CD: 1	2	B Units	s: 0	Bldg Class: NEW LAW T	ENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Trac	t: 25500	No. of Stories	s: 5			L	ast ERP: 06/2	21/2023
						Ρ	MDR #	# : 131189					
Story 1	Apt 2	Date Reported 10/03/2021	Hazaro Class A	Order No 554	14606992 § 27-2005 ADM CO	1 NO AC DE PAINT ME	ETAL IN ACCC		Certification Status OVERDUE TH DEPT. REGULATION D AT APT 2, 1st STORY	10/07/2021 I THE 1st R	01/24/2022 ISER FROM	00/00/0000 NORTH	
1	2	10/03/2021	В	508 Viol Desc	14606993	WALL, C	HE BROKEN (EILING IN THE		OVERDUE /E PLASTERED SURFA FROM NORTH LOCATE			00/00/0000 M COLOR	06/26/2023
1	2	10/03/2021	С	617 Viol Desc		ODE - CORRE AT IS PEELIN (2) 1st V	g or on a de Vindow Frai	D-BASED PAIN ETERIORATE ME FROM NO	OVERDUE NT HAZARD - PAINT TH D SUBSURFACE - USIN DRTH AT EAST WALL IN	IG WORK PRACT	ICES SET FO	RTH IN	06/26/2023
1	2	10/03/2021	A	556 Viol Desc	14610411 § 27-2013 ADM COI	1 NO AC DE PAINT WI IRFACES IN	CESS TH LIGHT COI	04/17/2023 -ORED PAIN1	OVERDUE TO THE SATISFACTIC DOM LOCATED AT AP				00/00/0000
2	24	09/29/2021	В	579 Viol Desc	14586295 § 27-2026 ADM COI 24, 2nd STORY, 2nd		HE LEAKY AN	ID/OR DEFEC	OVERDUE TIVE FAUCETS AT SIN	09/30/2021 K IN THE KITCH	11/18/2021 EN LOCATEI	00/00/0000 D AT APT	00/00/0000
2	24	09/29/2021	В	508 Viol Desc			HE BROKEN	OR DEFECTIN	OVERDUE /E PLASTERED SURFA DCATED AT APT 24, 2nd				00/00/0000

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				Building Pro	otile:						
170 ST	REET	Range: 709	-709	A Units:	21	Ownership/Prog: PVT			Last Ins	p Dt: 08/29	9/2023
Z	ip: 10032	CD: 12		B Units:	0	Bldg Class: NEW LAW T	ENEMENT	E	RP Repair	r Ind: Y	
L	ot: 0185	Census Tract: 2	25500	No. of Stories:	5				Last E	ERP: 06/2 ⁻	1/2023
			Р	MDR #	131189						
Haza g Clas		Violation Seq No Item No	o Violatio	on Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due	e Date Ce	ert Rcvd	Reinspect Dt
В	508	14586297	1 NO AC	CESS	06/27/2023	OVERDUE	09/30/2021	11/18/2	2021 00/	/00/0000	00/00/0000
	Viol Desc		ND SOUTH	WALLS IN TH		/E PLASTERED SURFAC				OLOR	
В	501	14586294	1 NO AC	CESS	06/27/2023	OVERDUE	10/04/2021	11/22/2	2021 00/	/00/0000	00/00/0000
	Viol Desc					R DEFECTIVE UPPER C			CH AT EA	ST	
В	508 Viol Desc			HE BROKEN O	R DEFECTIV	OVERDUE /E PLASTERED SURFA(nd STORY, 2nd APARTM			IFORM CO		00/00/0000
В	501 Viol Desc	14586291 § 27-2005 ADM CODE 1st STORY	NOT CO PROPERL		06/27/2023 BROKEN O	OVERDUE R DEFECTIVE LIGHT FI	09/30/2021 XTURE AT CEIL	11/18/2 ING AT			06/26/2023
С	567 Viol Desc	14575595 HMC ADM CODE: § 27		LETTER ATE THE INFE	06/27/2023 STATION CC	OVERDUE DNSISTING OF RODENT	09/24/2021 S RATS AT BAS	10/25/2 SEMENT		/00/0000	06/26/2023
С	620 Viol Desc		-2056.17 A	DM CODE -CO					IIN 45 DAY	YS OF	00/00/0000
	С		Viol Desc § 27-2056.4(H) AND 27 DEMAND ALL RECOR	Viol Desc § 27-2056.4(H) AND 27-2056.17 A DEMAND ALL RECORDS REQUI	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CO DEMAND ALL RECORDS REQUIRED TO BE MA	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CORRECT FAIL DEMAND ALL RECORDS REQUIRED TO BE MAINTAINED B	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CORRECT FAILURE TO PROVIDE TO T DEMAND ALL RECORDS REQUIRED TO BE MAINTAINED BY OWNER PURSUANT T	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CORRECT FAILURE TO PROVIDE TO THE DEPARTMENT	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CORRECT FAILURE TO PROVIDE TO THE DEPARTMENT WITH DEMAND ALL RECORDS REQUIRED TO BE MAINTAINED BY OWNER PURSUANT TO LOCAL LAW 1 OF 200	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CORRECT FAILURE TO PROVIDE TO THE DEPARTMENT WITHIN 45 DAY DEMAND ALL RECORDS REQUIRED TO BE MAINTAINED BY OWNER PURSUANT TO LOCAL LAW 1 OF 2004 RELAT	Viol Desc § 27-2056.4(H) AND 27-2056.17 ADM CODE -CORRECT FAILURE TO PROVIDE TO THE DEPARTMENT WITHIN 45 DAYS OF DEMAND ALL RECORDS REQUIRED TO BE MAINTAINED BY OWNER PURSUANT TO LOCAL LAW 1 OF 2004 RELATED

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding	Location: ——					Building Pro	ofile: ———					
Add	lress:	709 WEST 1	170 STR	EET	Ran	ige: 709-709	A Units	: 21	Ownership/Prog: PVT		Las	st Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	: 10032	C	CD: 12	B Units	: 0	Bldg Class: NEW LAW [·]	TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	Tract: 25500	No. of Stories	: 5			L	ast ERP: 06/2	1/2023
						Р	MDR #	t: 131189					
-	•	Date Reported	Hazaro Class	Order No	Violation Seq No	Item No Violatio	n Status	Status Dt		NOV Issue Dt C			,
2	24	08/24/2021	С	568 Viol Desc	14504884 HMC ADM COD			06/27/2023 STATION CO	OVERDUE ONSISTING OF ROACH			00/00/0000 NT	00/00/0000
				VIOI Dese		APT 24, 2nd STOR							
2	24	08/24/2021	В	501	14504882	1 NO AC	CESS	06/27/2023	OVERDUE	08/31/2021	10/19/2021	00/00/0000	00/00/0000
				Viol Desc					R DEFECTIVE DOOR 1 NT FROM SOUTH AT V		ABINET IN	THE	
					KITCHEN LOU	ATED AT AFT 24,			NT FROM SOUTH AT V	VE31			
2	24	08/24/2021	В	502	14504889	1 NO AC			OVERDUE		10/13/2021	00/00/0000	00/00/0000
				Viol Desc					MATERIAL THE BROKE Y, 1st APARTMENT FRO			LOOR	
2	24	08/24/2021	В	689	14504892	1 NO AC	CESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
				Viol Desc	EXPOSED ELE	CTRICAL WIRES	AT CEILING		E UNSAFE ELECTRIC				
2	24	08/24/2021	В	508	14504887	1 NO AC	CESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
£	27	00/24/2021	D	Viol Desc	§ 27-2005 ADM	CODE REPAIR T	HE BROKEN C	OR DEFECTIV	/E PLASTERED SURFA	CES AND PAINT I	A UNIFOR	M COLOR	00,00,0000
2	24	08/24/2021	в	508	14504894	1 NO AC	CESS	06/27/2023	OVERDUE	08/25/2021	10/13/2021	00/00/0000	00/00/0000
				Viol Desc		NTHE 5th ROOM			/E PLASTERED SURF# OCATED AT APT 24, 2r				

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Buil	lding	Location: ——						Building Pr	ofile: ———							
Add	dress:	709 WEST 1	70 STR	EET	Ra	ange: 709-709		A Units	: 21	Ownership/Pro	og: PVT			Las	t Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032		CD: 12		B Units	s: 0	Bldg Class: NE	W LAW TE	NEMENT		ERP Re	epair Ind: Y	
E	Block:	02139	Lo	t: 0185	Censu	s Tract: 25500		No. of Stories	: 5					L	ast ERP: 06/2	1/2023
						Ρ		MDR #	£ 131189							
Story 2	'	Date Reported 08/24/2021	Hazard Class C	l Order No 569 Viol Desc	Violation Seq No 14504883 HMC ADM CO	11	NO AC	n Status CESS ATE THE INFE		<i>Certificatio</i> OVERDUE ONSISTING OF		NOV Issue Dt 08/25/2021 HE ENTIRE A	09/2	5/2021	00/00/0000	,
					AT APT 24, 2r											
2	24	08/24/2021	В	501 Viol Desc		M CODE PRO	PERL		E BROKEN C	OVERDUE DR DEFECTIVE APT 24, 2nd ST			TWES			00/00/0000
2	24	08/24/2021	А	554	14504890	1 N	NO AC	CESS	04/17/2023	OVERDUE		08/25/2021	12/12	2/2021	00/00/0000	00/00/0000
				Viol Desc						TH DEPT. REG APARTMENT FI			ISER			
			_													
2	24	08/24/2021	В	508 Viol Desc		M CODE REP	AIR T /ALL	IN THE 5th R	OR DEFECTIV	OVERDUE VE PLASTEREI EAST AT SOU			T IN A L			00/00/0000
2	24	08/24/2021	В	579 Viol Desc	14504885 § 27-2026 ADI AT APT 24, 2r	M CODE REP	AIR T		D/OR DEFEC	OVERDUE	S AT BATH	08/30/2021 ITUB IN THE		8/2021 ROOM L	00/00/0000 _OCATED	00/00/0000
							7 U 74									
2	24	08/24/2021	В	502 Viol Desc		M CODE PRO	PERL		TH SIMILAR I	OVERDUE MATERIAL THE 2nd STORY, 1s			/E WOO			00/00/0000

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-Buil	ding	Location: ——					Building Profile	:						
Add	lress:	709 WEST 1	170 STF	REET	Range: 709-709		A Units: 21		Ownership/Prog: PVT			Last I	nsp Dt: 08/2	9/2023
I	Boro:	MANHATTAN	Zij	p: 10032	CD: 12		B Units: 0		Bldg Class: NEW LAW T	ENEMENT		ERP Rep	air Ind: Y	
Е	Block:	02139	Lo	t: 0185	Census Tract: 25500	N	lo. of Stories: 5					Las	st ERP: 06/2	1/2023
					Ρ		MDR #: 13	1189						
Story	Ant	Date Reported	Hazaro Class		Violation Seq No Item No Vic	blation	Status Si	tatus Dt	Certification Status	NOV Issue Dt	Cert Di	ue Date	Cert Rovd	Reinspect D
1	2	08/12/2021	В	550				27/2023	OVERDUE	08/12/2021			00/00/0000	,
·	Z	00,12,2021	D	Viol Desc	§ 27-2017.3 HMC: TRACE AN EAST WALL IN THE BATHR	D REP	AIR THE SOUR	CE AND	ABATE THE VISIBLE MO	DLD CONDITION	I 4 SQ	UARE FE		00/20/2020
					ORIGINAL VIOLATION 14215 §27-2017.3a(3)(a) or (b).	129 ISS	SUED 12-APR-2	21 HAS B	EEN UPGRADED TO CI	ASS B PER AD	MINISTI	RATIVE C	CODE	
3	32	07/14/2021	С	568	14410624 DEF	ECT LI	ETTER 06/	27/2023	OVERDUE	07/15/2021	08/15	5/2021	00/00/0000	06/26/2023
				Viol Desc	HMC ADM CODE: § 27-2017.4 LOCATED AT APT 32, 3rd ST					ES IN THE ENT	IRE APA	ARTMEN	Г	
3	32	07/14/2021	В	508		COMF			OVERDUE	07/15/2021			00/00/0000	06/26/2023
				Viol Desc	§ 27-2005 ADM CODE REPA ALL WALLS AND CEILNG IN EAST									
BB		07/14/2021	С	569	14410633 DEF	ECT LI	ETTER 06/	27/2023	OVERDUE	07/15/2021	08/15	5/2021	00/00/0000	06/26/2023
				Viol Desc	HMC ADM CODE: § 27-2017.4	1 ABAT	E THE INFEST	ATION CO	ONSISTING OF MICE AT	BASEMENT				
3	32	07/14/2021	A	529	14410626 NOT	COMF	PLIED 04/	17/2023	OVERDUE	07/15/2021	11/01	/2021	00/00/0000	04/13/2023
				Viol Desc	§ 27-2005 ADM CODE REFIT AT APT 32, 3rd STORY, 2nd A					DOM FROM NO	RTH AT	EAST LO	OCATED	
3	32	07/14/2021	A	554	14410629 NOT	COMF	PLIED 04/	/17/2023	OVERDUE	07/15/2021	11/01	/2021	00/00/0000	04/13/2023
				Viol Desc	§ 27-2005 ADM CODE PAIN LOCATED AT APT 32, 3rd ST					AT RISER IN	THE BA	ATHROOI	M	

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Buil	ding	Location: ——						Building Pro	ofile: ———					
Add	lress:	709 WEST 1	170 STR	EET	Rar	nge: 709-709		A Units	: 21	Ownership/Prog: P	VT	Last	t Insp Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032		CD: 12		B Units	: 0	Bldg Class: NEW L	AW TENEMENT	ERP Re	epair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census	Tract: 2550	0	No. of Stories	: 5			L	ast ERP: 06/2	1/2023
						Ρ)	MDR #	: 131189					
Story	Apt	Date Reported	Hazard Class		Violation Seq No	Item No	Violatio	n Status	Status Dt	Certification St	atus NOV Issue Dt Co	ert Due Date	Cert Rcvd	Reinspect D
3	32	07/14/2021	С	569	14410623	D	EFECT	LETTER	06/27/2023	OVERDUE	07/15/2021 0	08/15/2021	00/00/0000	06/26/2023
				Viol Desc	HMC ADM COL AT APT 32, 3rd						CE IN THE ENTIRE APA	RTMENT LO	OCATED	
4	42	06/08/2021	С	569	14377210		NO AC		06/27/2023)7/11/2021	00/00/0000	08/13/2022
				Viol Desc	AT APT 42, 4th						CE IN THE ENTIRE APA		JCATED	
4	42	06/08/2021	С	568 Viol Desc	14377211 HMC ADM COI		NO AC 7.4 AB			OVERDUE	06/10/2021 (ACHES IN THE ENTIRE	07/11/2021 APARTMEI	00/00/0000 NT	08/13/2022
										NORTH AT EAST				
4	42	06/08/2021	В	501 Viol Desc		CODE PRO		Y REPAIR TH	E BROKEN C		RING BALANCE AT LOW)7/29/2021 /ER SASH V	00/00/0000 VINDOW	08/13/2022
					IN THE KITCH	EN LOCATE	ED AT .	APT 42, 4th S	ORY, 1st AP	ARTMENT FROM	NORTH AT EAST			
4	42	06/08/2021	A	501 Viol Desc		CODE PRO	ORTH A	Y REPAIR TH	E BROKEN C		06/10/2021 (RING BALANCE AT LOW OCATED AT APT 42, 4th			08/13/2022
2	24	05/25/2021	В	508 Viol Desc		CODE REF		HE BROKEN (/E PLASTERED SU	06/01/2021 (JRFACES AND PAINT IN FORY, 2nd APARTMENT			00/00/0000

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Dunt	ding	Location: ——]	Building Pro	file: ———							
Add	ress:	709 WEST 1	70 STR	EET	Ran	nge: 709-70	09	A Units:	21	Ownership/Prog	: PVT			Last Ins	p Dt: 08/2	9/2023
E	Boro:	MANHATTAN	Zip	: 10032	(CD: 12		B Units:	0 F	Bldg Class: NEV	V LAW TE	NEMENT	E	RP Repair	r Ind: Y	
В	lock:	02139	Lot	:: 0185	Census	Tract: 255	500	No. of Stories:	5					Last E	ERP: 06/2	1/2023
							P	MDR #:	131189							
Story	Apt	Date Reported	Hazard Class	Order No	Violation Seq No	Item No	Violatio	n Status	Status Dt	Certification	Status	NOV Issue Dt	Cert Due	e Date Ce	ert Rcvd	Reinspect [
2	21	05/25/2021	С	568 Viol Desc	14360532 HMC ADM COE LOCATED AT A	DE: § 27-20		ATE THE INFE				06/01/2021 IN THE ENT	07/02/2 IRE APAF		/00/0000	04/13/2023
1	3	05/25/2021	В	501	14360559				06/27/2023			06/02/2021	07/21/2		/00/0000	06/26/2023
				Viol Desc	§ 27-2005 ADM APARTMENT L											
4	42	05/25/2021	В	501 Viol Desc	14360483 § 27-2005 ADM WINDOW IN T	CODE P		Y REPAIR THE		R DEFECTIVE (/00/0000	08/13/2022
													North			
2	24	05/25/2021	В	508 Viol Desc	14360526 § 27-2005 ADM AT CEILING AN EAST AT SOUT	I CODE R		HE BROKEN OI		E PLASTERED				IFORM CO	OLOR	00/00/0000
4	44	05/25/2021	В	501 Viol Desc	14360500 § 27-2005 ADM APARTMENT L	CODE P		Y REPAIR THE		R DEFECTIVE I			07/20/2		/00/0000	04/13/2023
1	3	05/25/2021	В	1503 Viol Desc	14360550 § 27-2046.1 HM							06/02/2021	07/21/2			06/26/2023

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–Buil	ding	Location: ——					Building Pr	ofile: ——					
Add	lress:	709 WEST 1	170 STR	EET	Range: 709	-709	A Units	s: 21	Ownership/Prog: PV	Т	Las	t Insp Dt: 08/2	9/2023
l	Boro:	MANHATTAN	Zip	: 10032	CD: 12		B Units	s: 0	Bldg Class: NEW LAV	W TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Tract: 2	25500	No. of Stories	5: 5			L	.ast ERP: 06/2	1/2023
						Ρ	MDR #	# : 131189					
tory	•	Date Reported 05/25/2021	Hazaro Class B	Order No 502	Violation Seq No Item N 14360509	o Violatic	on Status	Status Dt 06/27/2023	Certification Stat	us NOV Issue Dt (06/01/2021	Cert Due Date 07/20/2021	e Cert Rcvd 00/00/0000	,
			5	Viol Desc	§ 27-2005 ADM CODE FLOOR IN THE BATH	PROPERL	Y REPAIR WI	TH SIMILAR N	MATERIAL THE BRO	KEN OR DEFECTIVE	CERAMIC T		0 11 10/2020
4	44	05/25/2021	A	556	14360503	NOT CO		04/17/2023	OVERDUE		09/18/2021	00/00/0000	04/13/2023
				Viol Desc	§ 27-2013 ADM CODE WALLS IN THE FOYE							ALL	
2	24	05/25/2021	в	583	14360518	1 NO AC	CESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
				Viol Desc	§ 27-2026, 2027 HMC: THE 5th ROOM FROM								
4	44	05/25/2021	В	508	14360501	1 NO AC	CESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	04/13/2023
				Viol Desc	§ 27-2005 ADM CODE AT CEILING IN THE 5 AT SOUTH								
1	3	05/25/2021	В	502	14360564	NOT CO			OVERDUE		07/21/2021	00/00/0000	06/26/2023
				Viol Desc	§ 27-2005 ADM CODE AT BATHTUB IN THE							IENAMEL	
2	24	05/25/2021	С	508	14360519	1 NO AC	CESS	06/27/2023	OVERDUE	06/01/2021	06/14/2021	00/00/0000	00/00/000(
				Viol Desc	§ 27-2005 ADM CODE AT CEILING IN THE 5 EAST AT SOUTH								

INDEX NO. LT-306315-21/NY

NYSCEF DOC. NO. 245

The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding l	Location: ——					В	uilding Profile: -]
Add	ress:	709 WEST 1	170 STR	EET	Rang	je: 709-709		A Units: 21		Ownership/Prog: PVT			Last Insp Dt: 08/2	9/2023
E	Boro:	MANHATTAN	Zip	: 10032	С	D: 12		B Units: 0	I	Bldg Class: NEW LAW	TENEMENT		ERP Repair Ind: Y	
В	lock:	02139	Lot	: 0185	Census 7	Fract: 25500	No	. of Stories: 5					Last ERP: 06/2	1/2023
						Ρ		MDR #: 1311	89					
Story 2	'	Date Reported 05/25/2021	Hazard Class B	Order No 501 Viol Desc	14360531 § 27-2005 ADM (1 N CODE PROI		SS 06/27 EPAIR THE BRC		Certification Status OVERDUE R DEFECTIVE DOOR) AT APT 24, 2nd STOI	06/01/2021 AT WEST WALL I	07/20 _EADIN		,
4	44	05/25/2021	В	508 Viol Desc	14360506 § 27-2005 ADM (CODE REPA	L IN THE	BROKEN OR DE	FECTIV	OVERDUE /E PLASTERED SURF RTH AT WEST LOCAT		IN A U		04/13/2023
3		05/25/2021	В	502 Viol Desc	14360583 § 27-2005 ADM (JOINT AT NORT	CODE PRO		EPAIR WITH SIN		OVERDUE IATERIAL THE BROKI	06/01/2021 EN OR DEFECTIV		0/2021 00/00/0000 DED MORTAR	06/26/2023
2	24	05/25/2021	В	502 Viol Desc		CODE PRO		EPAIR WITH SIN	/ILAR N	OVERDUE MATERIAL THE BROKI ORY, 2nd APARTMEN			AMIC TILES	00/00/0000
2	24	05/25/2021	В	508 Viol Desc		CODE REPA		BROKEN OR DE	FECTIV	OVERDUE /E PLASTERED SURF I LOCATED AT APT 24		IN A U		00/00/0000
2	24	05/25/2021	A	554 Viol Desc		CODE PAIN		IN ACCORDAN		OVERDUE IH DEPT. REGULATIC EAST AT SOUTH	06/01/2021 N THE STEAM R		8/2021 00/00/0000 NTHE KITCHEN	00/00/0000

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The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	lding	Location: ——					Building Profile:						
Add	dress:	709 WEST 1	170 STR	EET	Range	: 709-709	A Units: 21	0	wnership/Prog: PVT		La	st Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032	CD	: 12	B Units: 0	Bl	dg Class: NEW LAW T	ENEMENT	ERP F	Repair Ind: Y	
E	Block:	02139	Lot	: 0185	Census Tr	act: 25500	No. of Stories: 5					Last ERP: 06/2	21/2023
						P	MDR #: 131	1189					
Story 1	Apt 3	<i>Date Reported</i> 05/25/2021	Hazaro Class B	Order No 702	14360548	em No Violatio NOT CO	MPLIED 06/2	atus Dt 27/2023 (NOV Issue Dt 06/02/2021	07/21/2021	00/00/0000	Reinspect I 06/26/2023
				Viol Desc			MENT FROM NOR			THE ENTIRE	APARTMENT	LOCATED	
4	44	05/25/2021	В	502	14360502	1 NO AC		27/2023 (06/01/2021	07/20/2021		04/13/2023
				Viol Desc					TERIAL THE BROKEN			ILES	
2	24	05/25/2021	В	508	14360525	1 NO AC		27/2023 (06/01/2021	07/20/2021	00/00/0000	00/00/0000
L	27	00/20/2021	D	Viol Desc	§ 27-2005 ADM C	ODE REPAIR TI	HE BROKEN OR DI	EFECTIVE	PLASTERED SURFAC	CES AND PAIN	IN A UNIFOF	M COLOR	00/00/0000
4	44	05/25/2021	В	508	14360504	1 NO AC		27/2023		06/01/2021	07/20/2021		04/13/2023
				Viol Desc					PLASTERED SURFAC				
_			_										
2	24	05/25/2021	В	501 Viol Desc			Y REPAIR THE BR		DVERDUE DEFECTIVE COUNTE Y, 2nd APARTMENT F				00/00/0000
4	44	05/25/2021	В	508	14360508	1 NO AC		27/2023		06/01/2021	07/20/2021		04/13/2023
				Viol Desc					PLASTERED SURFAC				

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The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding l	Location: ——					Building Profile: ——				
Add	lress:	709 WEST 1	70 STR	REET	Range: 709-709		A Units: 21	Ownership/Prog: PVT		Last Insp Dt: 08/2	29/2023
l	Boro:	MANHATTAN	Zip	o: 10032	CD: 12		B Units: 0	Bldg Class: NEW LAW	TENEMENT	ERP Repair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census Tract: 25500)	No. of Stories: 5			Last ERP: 06/2	21/2023
					Р		MDR #: 131189				
Story 1		Date Reported 05/24/2021	Hazaro Class B			NO AC AIR TI	HE BROKEN OR DEFEC	23 OVERDUE TIVE PLASTERED SURF	05/25/2021 07 ACES AND PAINT IN A	UNIFORM COLOR	Reinspect Dt 09/02/2022
2	24	05/24/2021	В	508 Viol Desc	14163466 1 N § 27-2005 ADM CODE REP AT CEILING IN THE 4th R EAST AT SOUTH		HE BROKEN OR DEFEC	TIVE PLASTERED SURF	ACES AND PAINT IN A	UNIFORM COLOR	00/00/0000
2	24	05/24/2021	A	501 Viol Desc	14163465 1 N § 27-2005 ADM CODE PRO NORTH AT WEST LOCATE		Y REPAIR THE BROKEN	OR DEFECTIVE ENTRA	ANCE DOOR IN THE		00/00/0000
1	2	04/12/2021	В	508 Viol Desc	14215127 NC § 27-2005 ADM CODE REP THE EAST WALL, APARTMENT FROM WEST	AIR TI SOL	JTH WALL, CEILING		ACES AND PAINT IN A	UNIFORM COLOR	06/26/2023
1	2	04/12/2021	A	554 Viol Desc	14215128 1 NORTH WALL IN THE KITC		TAL IN ACCORDANCE	WITH DEPT. REGULATIO	N THE 1st RISE	R FROM WEST AT	08/13/2022
1	2	04/12/2021	A	554 Viol Desc	14215131 1 N § 27-2005 ADM CODE PAI NORTH WALL IN THE BAT	NT ME	TAL IN ACCORDANCE		N THE 1st RISE	R FROM WEST AT	08/13/2022

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Open Violation Summary Report

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–Buil	lding	Location: ——						Building Pro	ofile: ———							
Add	dress:	709 WEST 1	70 STR	EET	Ra	nge: 709-7	09	A Units	: 21	Ownership/Pro	g: PVT			Last	Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Units	: 0	Bldg Class: NE	W LAW TE	NEMENT		ERP Re	pair Ind: Y	
E	Block:	02139	Lo	t: 0185	Census	s Tract: 25	500	No. of Stories	: 5					La	ast ERP: 06/2	21/2023
							Р	MDR #	: 131189							
Story	Apt	Date Reported	Hazaro Class		Violation Seq No	Item No	Violatic	n Status	Status Dt	Certificatio	n Status	NOV Issue Dt	Cert Dı	ie Date	Cert Rcvd	Reinspect [
1	2	04/10/2021	С	567 Viol Desc			2017.4 AB			OVERDUE ONSISTING OF /EST AT NORT		04/12/2021 S RATS IN TH				06/26/2023
		04/02/2021	A	1507 Viol Desc				G REPORT IN	ACCORDAN	OVERDUE CE WITH HPD I 3SITE, WWW.N				ACK O		00/00/0000
5	54	03/30/2021	В	502 Viol Desc				Y REPAIR WIT	TH SIMILAR N	OVERDUE MATERIAL THE h STORY, 1st A				MIC TI		06/26/2023
5	54	03/30/2021	В	501 Viol Desc				Y REPAIR THE	E BROKEN O	OVERDUE OR DEFECTIVE O STORY, 1st A				WINDO		06/26/2023
5	54	03/30/2021	В	502 Viol Desc				Y REPAIR WIT	TH SIMILAR N	OVERDUE MATERIAL THE ARTMENT FRO						06/26/2023
1	1	12/12/2007	В	702 Viol Desc	7057864 § 27-2045 ADN AT APT 1, 1st			R REPLACE T	HE SMOKE D		SSING IN	12/14/2007 THE ENTIRE	02/01 APARTM			09/02/2022

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The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

—Buil	ding l	Location: ——						Building P	Profile: ——]		
Add	lress:	709 WEST 1	70 STR	EET	Ra	nge: 709-709	9	A Uni	ts: 21	Ownership/	Prog: PVT			Last	t Insp Dt: 08/2	29/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Uni	ts: 0	Bldg Class:	NEW LAW T	ENEMENT		ERP Re	epair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census	s Tract: 2550	0	No. of Storie	es: 5					Li	ast ERP: 06/2	21/2023
						F	.	MDR	#: 131189							
Story 5	'	Date Reported 12/10/2004	Hazaro Class B	Order No 530	5244418	1	NO AC			OVERDUE		NOV Issue Dt 12/14/2004	02/0	6/2005	00/00/0000	,
				Viol Desc								ORS THAT IS M NORTH AT EAS		G OR DE	FECTIVE	
5	52	12/10/2004	С	508	5244410	1	NO AC	CESS	06/27/2023	OVERDUE	E	12/14/2004	12/3	0/2004	00/00/0000	07/19/201:
				Viol Desc								CES AND PAIN PARTMENT FR				
5	52	12/10/2004	В	598	5244395		NO AC			OVERDUE		12/14/2004			00/00/0000	07/19/201
				Viol Desc	§ 27-2026 ADM LOCATED AT							TCH WASTE LIN	NE IN		CHEN	
5	52	12/10/2004	В	508	5244378		NO AC			OVERDUE		12/14/2004		6/2005	00/00/0000	07/19/201
				Viol Desc								CES AND PAIN TORY, 1st APAF				
5	52	12/10/2004	С	508	5244362	1	NO AC	CESS	06/27/2023	OVERDUE	E	12/14/2004	12/3	0/2004	00/00/0000	07/19/2013
				Viol Desc								CES AND PAIN APARTMENT FF				
2	23	12/09/2004	A	554	5242883	1	NO AC	CESS	04/17/2023	OVERDUE	E	12/14/2004	04/0	7/2005	00/00/0000	07/19/201
				Viol Desc	§ 27-2005 AD AT EAST WAL							THE 1st MENT FROM E		FROM I		

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The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Buil	ding	Location: ——					Building F	Profile:					
Add	lress:	709 WEST 1	170 STR	REET	Ran	ge: 709-709	A Uni	ts: 21	Ownership/Prog: PV	/Τ	Last Insp	Dt: 08/2	9/2023
	Boro:	MANHATTAN	Zip	o: 10032	C	D: 12	B Un	its: 0	Bldg Class: NEW LA	W TENEMENT	ERP Repair I	nd: Y	
E	Block:	02139	Lo	t: 0185	Census	Tract: 25500	No. of Storie	es: 5			Last El	RP: 06/2	1/2023
						Ρ	MDR	: #: 131189					
Story	Apt	Date Reported	Hazaro Class		Violation Seq No	Item No Viola	tion Status	Status Dt	Certification Sta	tus NOV Issue Dt Cer	t Due Date Cei	rt Rcvd	Reinspect
2	23	12/09/2004	В	501	5242900		ACCESS		OVERDUE		2/06/2005 00/0		00/00/0000
				Viol Desc					OR DEFECTIVE CEIL	ING LIGHT FIXTURE IN	THE 2nd ROOI	М	
								,					
2	23	12/09/2004	А	556	5242889	1 NO /	ACCESS	04/17/2023	OVERDUE	12/14/2004 04	l/07/2005 00/0	0/0000	07/19/2013
				Viol Desc	WEST WALL,	NORTH WA	LL, CHAIF	RAILS AT EA		CTION OF THIS DEPART ING IN THE 2nd ROOM JTH		AT	
2	23	12/09/2004	A	554	5242890	1 NO /	ACCESS	04/17/2023	OVERDUE	12/14/2004 04	4/07/2005 00/0	0/0000	07/19/2013
				Viol Desc		ST WALL IN TH			TH DEPT. REGULA AT EAST LOCATED	TION THE 1st RAD O AT APT 23, 2nd STORY	IATOR FROM 7, 1st APARTME	NT	
2	23	12/09/2004	В	510	5242899	1 NO /	ACCESS	06/27/2023	OVERDUE	12/14/2004 02	2/06/2005 00/0	0/0000	00/00/0000
				Viol Desc						F NORTH WALL LIGHT S FROM EAST AT SOUTH			
2	23	12/09/2004	В	501	5241715	1 NO /	ACCESS	06/27/2023	OVERDUE	12/13/2004 02	2/05/2005 00/0	00/0000	00/00/0000
				Viol Desc					R DEFECTIVE CEIL WEST AT NORTH	ING LIGHT FIXTURE IN	THE BATHRO	MC	
2	23	12/09/2004	А	554	5242897		ACCESS		OVERDUE				07/19/2013
				Viol Desc					TH DEPT. REGULA D AT APT 23, 2nd S	TION THE 1st RISE TORY, 1st APARTMENT	R FROM NORT		

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The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

-Buil	ding	Location: ——					Building Pro	file: ——					
Add	lress:	709 WEST 1	70 STR	EET	Range: 709-7	709	A Units:	21	Ownership/Prog: PVT		La:	st Insp Dt: 08/2	29/2023
l	Boro:	MANHATTAN	Zip	: 10032	CD: 12		B Units:	0	Bldg Class: NEW LAW	TENEMENT	ERP R	epair Ind: Y	
E	Block:	02139	Lot	t: 0185	Census Tract: 25	500	No. of Stories:	5			1	ast ERP: 06/2	21/2023
						P	MDR #:	: 131189					
Story 2		<i>Date Reported</i> 12/09/2004	Hazard Class A		Violation Seq No Item No 5242887 § 27-2013 ADM CODE F 1st WALL CABINET FR APARTMENT FROM EA	1 NO AC PAINT WI OM NORT	TH LIGHT COLO	ORED PAIN	Certification Status OVERDUE T TO THE SATISFACTI EILING IN THE KITCHE	12/14/2004 ON OF THIS DEPA	04/07/2005 RTMENT TH	00/00/0000 E	,
2	23	12/09/2004	В	501 Viol Desc	5242884 § 27-2005 ADM CODE F LOCATED AT APT 23, 2	1 NO AC	CESS Y REPAIR THE	BROKEN C		12/14/2004 G LIGHT FIXTURE	02/06/2005 IN THE BAT	00/00/0000 FHROOM	00/00/0000
2	24	06/21/2004	A	501 Viol Desc	5002821 § 27-2005 ADM CODE F APARTMENT LOCATED		Y REPAIR THE	BROKEN C			10/14/2004 THE ENTIRE		07/26/2013
4	43	06/24/2002	В	508 Viol Desc	4253038 § 27-2005 ADM CODE F CEILING AND WALLS I NORTH AT EAST		HE BROKEN O	R DEFECTI					07/19/2013
4	43	06/24/2002	В	508 Viol Desc	4253051 § 27-2005 ADM CODE F WALLS IN THE BATHF		HE BROKEN O	R DEFECTI					07/19/2013
4	43	06/24/2002	A	529 Viol Desc	4253071 § 27-2005 ADM CODE F APARTMENT FROM NC		BLIC HALL DO		OVERDUE ENTRANCE LOCATE	06/26/2002 D AT APT 43, 4th S	10/18/2002 TORY, 2nd	00/00/0000	07/19/2013

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Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

–Buil	lding	Location: ——						Building Pr	ofile: ——						
Add	dress:	709 WEST 1	70 STR	EET	Ra	ange: 709-7	709	A Units	s: 21	Ownership/Prog:	PVT			Last Insp Dt: 08	29/2023
	Boro:	MANHATTAN	Zip	: 10032		CD: 12		B Unit	s: 0	Bldg Class: NEW	LAW TENEME	NT	ER	P Repair Ind: Y	
E	Block:	02139	Lot	: 0185	Censu	is Tract: 25	500	No. of Stories	s: 5					Last ERP: 06	21/2023
							P	MDR	#: 131189						
Story	Apt	Date Reported	Hazard Class	Order No	Violation Seq No	Item No	Violatio	n Status	Status Dt	Certification	Status NOV	ssue Dt	Cert Due	Date Cert Rcvd	Reinspect I
4	43	06/24/2002	В	508	4253030		1 NO AC	CESS	06/27/2023	OVERDUE	06/2	6/2002	08/19/20	02 00/00/0000	07/19/2013
				Viol Desc						VE PLASTERED					
					WEST WALL	IN THE K	ITCHEN	LUCATED AT	APT 43, 4th 3	STORY, 2nd APA		INURT	1 AT EAST		
4	43	06/24/2002	в	530	4253069		1 NO AC	CESS	06/27/2023	OVERDUE	06/2	6/2002	08/19/20	02 00/00/0000	07/19/2013
				Viol Desc						THE SELF-CLOS					
					FROM PUBLI	C HALL IN	I HE EN	TRANCE LOU		PT 43, 4th STORY	, 2nd APAR I M			IAI EASI	
	23	06/15/1988	А	506	3243981	155	1 NO AC	CESS	04/17/2023	OVERDUE	05/2	2/2008	09/08/20	08 00/00/0000) 07/19/2013
				Viol Desc	§ 27-2005 AD	M CODE F	REPLACE	WITH NEW T		PULL CHAIN LIG					
					SOUTHEAST	APT 23. L	OCATED	AT APT 23							
	23	06/15/1988	В	530	3243982		1 NO AC			OVERDUE		2/2008	07/10/20		07/19/2013
				Viol Desc	§ 27-2005, 27- ENTRANCE 2					THE SELF-CLOS	NG DOORS TH	IAT IS N	IISSING OF	R DEFECTIVE	
	31	06/15/1988	А	508	3243969	143	1 NO AC	CESS	04/17/2023	OVERDUE	05/2	2/2008	09/08/20	08 00/00/0000	07/19/2013
				Viol Desc						VE PLASTERED	SURFACES AN	D PAIN	Г IN A UNIF	ORM COLOR	
					CEILING KITC	CHEN 3 ST	Y NORTH	APT 31. LO	CATED AT AF	PT 31					
	31	06/15/1988	В	530	3243976		1 NO AC		06/27/2023			2/2008	07/10/20		07/19/2013
				Viol Desc	§ 27-2005, 27-	0007 07 0					NO BOODO TI	IATIO N			

NYSCEF DOC. NO. 245

The City of New York Department of Housing Preservation and Development Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

Building Location:			Building Profile: ——		
Address: 709 WEST 17	0 STREET	Range: 709-709	A Units: 21	Ownership/Prog: PVT	Last Insp Dt: 08/29/2023
Boro: MANHATTAN	Zip: 10032	CD: 12	B Units: 0	Bldg Class: NEW LAW TENEMENT	ERP Repair Ind: Y
Block: 02139	Lot: 0185	Census Tract: 25500	No. of Stories: 5		Last ERP: 06/21/2023
		P	MDR #: 131189		

Story	Apt	Date Reported	Hazard Class	Order No	Violation Seq No	Item No	Violation Status	Status Dt	Certification Status	NOV Issue Dt	Cert Due Date	Cert Rcvd	Reinspect Dt			
	52	08/28/1986	А	556	3243933	102	1 NO ACCESS	04/17/2023	OVERDUE	05/22/2008	09/08/2008	00/00/0000	07/19/2013			
				Viol Desc	D26-12.01 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT WALLS CEILINGS AND TRIM THROUGHOUT 5TH STY NORTHEAST APT 52. , SECTION " "											

Total Open Violations for the Bldg: 346 A = 73 B = 203 C = 69 I = 1 Other = 0

Total Open Violations for the Bldg for the selected criteria: 346 A = 73 B = 203 C = 69 I = 1 Other = 0

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

INDEX NO. LT-306315-21/NY

FILED: NEW YORK CIVIL COURT - L&T 09/20/2023 02:23 PMDEX NO. LT-306315-21/NYNYSCEF DOC. NO. 245RECEIVED NYSCEF: 09/20/2023

Appendix C

NYSCEF DOC. NO. 245

RECEIVED NYSCEF: 09/20/2023

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

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

Petitioner,

-against-

Index No.: 306315-21/NY

JUDGMENT

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO,

SUBJECT PREMISES: 709 West 170 Street New York, NY 10032

Respondents,

-----X

Upon the Decision/Order dated February 2, 2023, and the Order and Judgment for Civil Penalties, and for Commitment to Civil Jail dated September _____, 2023, it is hereby ADJUDGED that Department of Housing Preservation and Development of the City of New York ("HPD") located at 100 Gold Street, New York, New York 10038, does recover of the Respondent

BELMONT VENTURES LLC

in the sum of **One Million Three Hundred Twenty-Two Thousand Three Hundred Sixty Dollars (<u>\$1,322,360.00</u>), that Petitioner HPD shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 709 West 170 Street, New York, NY 10032, Block: 02139, Lot: 0185**.

Judgment entered this _____ day of, _____ 20____.

Alia A. Razzaq, Chief Clerk

FILED:	NEW	YORK	CIVIL	COURT	-	L&T	08/15/	/2023	09:28	AM	IDEX NO.	LT	-306315-21/NY
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NYSCEF DOC. NO. 240

RECEIVED NYSCEF: 08/15/2023

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK: HOUSING PART R

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

Petitioner,

Index No. 306315/2021

-against-

GUSTAVO SANTANA, BELMONT VENTURES LLC, DANIEL OHEBSHALOM a/k/a DAN SHALOM, and ROBIN IGNICO,

DECISION/ORDER

Respondents.

-----X

Recitation, as required by CPLR §2219(a), of the papers considered in the review of this motion:

Pages

numbered

Petitioner's Order to Show Cause (motion seq. 5, NYSCEF #218) and S	Supplemental Affirmation
and Affidavits Annexed	1, 2, 3, 4, 5, 6, 7, 8
Respondents' Opposition to Petitioner's Order to Show Cause, along w	ith Supplemental
Omnibus Affidavit	9, 10
Petitioner's Reply Affirmation Annexed	11

Upon the foregoing papers, the Decision and Order on this motion are as follows:

The Department of Housing Preservation and Development of the City of New York, the petitioner in this proceeding ("HPD"), commenced this proceeding against Gustavo Santana, Belmont Ventures LLC, Daniel Ohebshalom a/k/a Dan Shalom, and Robin Ignico ("Respondents") seeking an Order To Correct violations of the Housing Maintenance Code at 709 West 170th Street, New York, New York ("the subject premises"). The Court entered into multiple orders directing Respondents to correct violations. The Court also already held Respondents in civil and criminal contempt and granted HPD civil penalties in a companion case, Index Number 306316/2021, by an order dated July 10, 2023. HPD, again, now moves to hold Respondents in civil and criminal contempt and for additional civil penalties on this index number.

Facts

An interim Order To Correct dated December 6, 2022 ("the Interim Order To Correct") directed Respondents to, *inter alia*, hire a superintendent who either lives at the subject premises or within a block or two hundred feet of the subject premises on or before December 31, 2022; to hire a registered managing agent on or before December 31, 2022; to file a multiple dwelling registration in compliance with MDL §325 on or before January 4, 2023; to "maintain ... hot water as required by the provisions of the Housing Maintenance Code and the Multiple Dwelling Law"; to supply the boiler for the subject premises with the maximum amount of fuel possible; and to produce a scope of work that included a proposal for pointing on or before January 4, 2023.

A subsequent Order To Correct, dated May 1, 2023 ("the Order To Correct"), directed Respondents to, *inter alia*, correct extant "C" violations – i.e., immediately hazardous violations – on or before May 2, 2023; "B" violations – i.e., hazardous violations – on or before May 31, 2023; and "A" violations – i.e., non-hazardous violations – on or before July 30, 2023 ("the Violations").

HPD annexes to its motion Exhibits 5 and 6 showing a substantial number, 293 to be exact, of violations that Respondents have not corrected, in breach of the Order To Correct. The exhibits, respectively, are NYSCEF #147 and 148 of this proceeding and the Court incorporates the exhibits by reference with this order.

On June 3, 2023, HPD conducted a re-inspection of the subject premises, results of which were annexed to Exhibit 10 of their Order to Show Cause. P rior re-inspections occurred on February 25, 2023, and April 13, 2023, marking a total of 79 violations as "not complied."

Further, HPD annexes to its motion affidavits from tenants complaining that Respondents violated the Interim Order To Correct as Respondents still failed to hire a registered managing

agent for more than 6 months, failed to hire a superintendent who resides at the premises and performs the duties of a superintendent, failed to file a multiple dwelling registration statement, and failed to produce scopes of work to complete comprehensive repairs.

HPD further annexes to its motion affidavits from tenants complaining that Respondents violated the Order To Correct as there is extant mold, a defective radiator handle shut off valve, a missing radiator air valve, a broken water closet, doors that are not self-closing, a key lock obstruction agrees, exposed electric wiring, lack of lead based pain certifications, and accumulation of garbage on the abasement, lack of janitorial service, a broken intercom, broken floor tiles, broken wall tiles, broken paint and plaster at the walls and ceilings of apartments, rats, mice, roaches, mold, broken window sashes, missing smoke and carbon monoxide detectors, water leaks, missing flame retardant, and failure to provide access to the boiler room.

Civil Contempt-Interim Order To Correct and Order To Correct

Petitioner moves for civil contempt, which requires a determination that a lawful order of the court, clearly expressing an unequivocal mandate, was in effect; a determination "with reasonable certainty" – essentially meaning proof by clear and convincing evidence – that the contemnor disobeyed that order; that the contemnor knew of the Court's order; and the disobedience defeats, impairs, impedes, or prejudices the rights or remedies of a party. <u>El-Dehdan v. El-Dehdan</u>, 26 N.Y.3d 19, 35 (2015), <u>Bd. of Dirs. of Windsor Owners Corp. v. Platt</u>, 148 A.D.3d 645, 646 (1st Dept.), *leave to appeal dismissed*, 30 N.Y.3d 986 (2017).

As the Court found in its prior decision dated July 13, 2023, on Petitioner's motion for contempt on Index Number 306316/2021, both the Interim Order To Correct and the Order To Correct here similarly expressed clear mandates to correct discrete violations of the Housing Maintenance Code by a date certain. Not only does the persistence of the Violations in HPD's records demonstrate a failure to correct as a matter of law, N.Y.C. Admin. Code §27-2115(f)(7), but the affidavits in support of the motion practice contesting the failure to correct prove for

FILED: NEW YORK CIVIL COURT - L&T 08/15/2023 09:28 AMDEX NO. LT-306315-21/NYNYSCEF DOC. NO. 240RECEIVED NYSCEF: 08/15/2023

purposes of the contempt motion that Respondents disobeyed a court order. Respondents' counsel's execution of the Interim Order To Correct and the Order To Correct proves for purposes of the contempt motion that Respondent had knowledge of the orders. <u>Compare Tishman Constr. Corp. v. United Hispanic Constr. Workers, Inc.</u>, 158 A.D.3d 436, 437 (1st Dept. 2018). Respondents' failure to correct the Violations prejudices HPD as a matter of law. <u>Allen v. 219 24th St. LLC</u>, 72 Misc.3d 1223(A)(Civ. Ct. N.Y. Co. 2021), <u>Dep't of Hous. Pres. & Dev. of City of N.Y. v. Living Waters Realty, Inc.</u>, 14 Misc.3d 484, 488 (Civ. Ct. N.Y. Co. 2006), Allen v. Rosenblatt, 5 Misc.3d 1032(A)(Civ. Ct. N.Y. Co. 2004).

Specific to the Order To Correct, HPD has proven that Respondents failed to correct 73 Class "C" violations and 220 Class "B" violations included in the March 27, 2023 Violation Summary Report ("VSR"). See Exhibit 6 of Petitioner's Order to Show Cause. As HPD explains, "Respondents, at best, corrected **27%** of Class "C" violations, and 19% of Class "B" violations covered by the Order To Correct." Overall, the violation count has grown from has grown from 293 to 393 violations to date.

Specific to the Interim Order To Correct, HPD argues that Respondents are in default of the mandate to hire a superintendent who either lives at the subject premises or within a block or two hundred feet of the subject premises. Respondents have presented evidence that they have purged this obligation as they have provided proof of two employment agreements for superintendents in the building, respectively Exhibit A, "January 2023 Superintendent Agreement" and Exhibit B, "May 2023 Superintendent Agreement." The Court finds this additional evidence persuasive and along with the testimony already proffered at the prior hearing dates, the Court is convinced that Respondents have complied with their obligation to provide a live-in superintendent.

Similarly, HPD moves for contempt with regard to Respondents' obligation to provide heat and hot water. However, the Interim Order To Correct requires Respondents to "maintain ...

hot water as required by the provisions of the Housing Maintenance Code and the Multiple Dwelling Law". An insufficiently clear and unequivocal order does not comprise an adequate predicate for contempt. <u>Fiondella v. 345 W. 70th Tenants Corp.</u>, 169 A.D.3d 538, 539 (1st Dept. 2019). Accordingly, a mandate that a landlord "inspect and repair as legally required" conditions alleged in a tenant's answer was not sufficiently specific and unequivocal to support a finding of contempt. <u>Michetti v. Wilson</u>, 9 Misc.3d 138(A)(App. Term 2nd Dept. 2005).

The more persuasive argument is that Respondents should be in contempt for failing to hire Registered Managing Agent ("RMA") and file a multiple dwelling registration on or before December 31, 2022. As HPD highlights, as of this writing, is now more than six months past the day by which Respondents agreed to hire a property manager. Respondents' opposition concedes that despite efforts since January 2023, an RMA has still not been hired. Respondents attempt to argue that these efforts should excuse their civil contempt for both the violations and the RMA vacancy as finding an RMA is central to removing/certifying the violations of record. However, the Court finds this argument unconvincing and is unaware of any authority preventing civil contempt in such a case. Further, the omnibus affidavit only specifies what one of the Respondents has done thus far and is devoid of any further information regarding collective efforts from all Respondents. HPD is correct that Respondents have comes nowhere close to being a "scope of work" and does not contain a proposal for pointing on or before January 4, 2023.

For the reasons stated above with regard to the Order To Correct, Respondents are therefore also in civil contempt of the Interim Order To Correct for the specific category stated above. As such, HPD proves an entitlement to a finding of civil contempt on the papers and without the need for a hearing. <u>Martin v. Martin</u>, 163 A.D.3d 1139, 1141 (3rd Dept. 2018), <u>Speirs v. Leffer</u>, 246 A.D.2d 590, 590-91 (2nd Dept. 1998).

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Criminal Contempt-Interim Order To Correct and Order To Correct

Petitioner also requests that the Court hold the Respondents in criminal contempt pursuant to Article 19 of the New York Judicial Law § 756. The standard for criminal contempt parallels that of civil contempt, except the movant does not prove prejudice, <u>Matter of</u> <u>Department of Envtl. Protection of City of N.Y. v Department of Envtl. Conservation of State of</u> <u>N.Y.</u>, 70 N.Y.2d 233 (1987), but must demonstrate beyond a reasonable doubt that the alleged contemnor willfully disobeyed a court order. <u>People v Metropolitan</u>, 231 A.D.2d 445 (1st Dept. 1996), <u>Bayamon Steel Processors v. Platt</u>, 191 A.D.2d 249 (1st Dept 1993), <u>Willer v.</u> Dachenhausen, 83 A.D.2d 924 (1st Dept. 1981).

A knowing failure to comply with a court order gives rise to an inference of willfulness, <u>Matter of Figueroa-Rolon v. Torres</u>, 121 A.D.3d 684 (2nd Dept. 2014), *leave to appeal dismissed*, 24 N.Y.3d 1096 (2015), which shifts the burden to the alleged contemnor to rebut such a finding. <u>Ferraro v. Ferraro</u>, 272 A.D.2d 510, 512 (2nd Dept. 1999). A hearing is not necessary even to find criminal contempt when the record on the motion practice does not reveal any factual dispute. <u>Madigan v. Berkeley Capital LLC</u>, 205 A.D.3d 900, 906 (2nd Dept. 2022), *appeal dismissed*, 39 N.Y.3d 1056 (2023).

An alleged contemnor only raises a fact issue necessitating a hearing if the papers in opposition raise a factual dispute that was unresolvable from the papers on the motion. <u>Wel-Made Enters., Inc. v. Mid Island Redi-Mix, Inc.</u>, 81 A.D.3d 717, 718 (2- Dept. 2011). Unlike the prior motion for contempt, Respondents here have submitted opposition to the motion by way of the "omnibus affidavit", attempting to raise an alleged fact issue. In the affidavit, the Court notes the affiant presented factual disputes for the following categories of repairs: 1) failure to hire a superintendent; 2) failure to hire a registered managing agent; 3) lack of heat and hot water; and 4) unrepaired leaks in the subject premises. These categories encompass obligations both in the Interim Order To Correct and Order to Correct.

Specific to the Order To Correct, Petitioner's Exhibit 6, the VSR dated June 9, 2023, shows that there are currently 393 open violations. Indeed, the violations are extensive and vary beyond categories presented in Respondents' opposition, namely, *inter alia*, mold, electrical work, carbon monoxide, paint, wood flooring repair, lead paint, pest control, plastering, and light fixtures; the list goes unequivocally on.

Specific to the Interim Order To Correct, and similar to the discussion regarding civil contempt, there is a dispute of whether Respondent complied with their obligations, vis-a-vis the obligations to hire a RMA, failure to file an MDR, and failure to provide a scope of work.

With regard to the violations, Respondent attempts to argue that through Exhibit D and E, that through the contractor proposals and Home Depot receipts, they have placed themselves in a position to "make any repairs at the Building that do not require specialized training or permits, such as painting, replacement of light bulbs, removal of rubbish, cleaning, and many other items (which constitute the vast majority of the violations at each of the subject Buildings)." Although this may be the case, a provision of receipts and proposals dating from January 2023-May 2023 does not explain why the work has not yet been completed. Indeed, if the materials have been purchased and the violation are still present, the Court is still perplexed as to why Respondents have not purged given that they have already by found to be in criminal and civil contempt in a prior motion.

Be that as it may, the circumstances are a bit different in the present motion as opposition was filed, which prevents the Court from making a finding without a hearing. To rule for Petitioner on criminal contempt with questions of fact would require the Court to draw inferences and make leaps and assumptions in Petitioner's favor in a manner that is inconsistent with the fact that Respondents are the parties that bears the burden of rebutting an inference of willfulness. <u>Matter of Figueroa-Rolon</u> at 121 A.D.3d at 684.

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As such, given that criminal contempt is a drastic remedy, <u>Benson Park Assoc. LLC v.</u> <u>Herman</u>, 93 A.D.3d 609 (1st Dept. 2012), which should not be granted absent a clear right to such relief, <u>Pinto v. Pinto</u>, 120 A.D.2d 337, 501 N.Y.S.2d 835 (1st Dept. 1986), this Court is not inclined to hold Respondents under criminal contempt absent a hearing to determine the extent of Respondents' disobedience.

Civil Penalties

HPD also moves for civil penalties. Upon such a failure to correct violations as such, the Court shall impose civil penalties, N.Y.C. Admin. Code §27-2115(h)(1), of between \$50.00 to \$100.00 a day for "B" violations and \$125.00 a day for "C" violations in buildings with five or more units. N.Y.C. Admin. Code §27-2115(a). There are defenses to civil penalties that the Court can consider as mitigating factors for any monetary award to Petitioner. Specifically, the owner can show: 1) that the violation was corrected within the time specified in the notice of violation and upon such showing, that the certificate of compliance was timely filed; 2) that the violation did not exist at the time the notice of violation was served; or 3) that assuming the violation existed, one or several mitigating factor are present: a) "full correction could not be completed within the time provided because of technical difficulties, inability to obtain necessary materials, funds or labor, or inability to gain access . . . as might be necessary to make the repair"; b) that he or she was unable to obtain a permit or license necessary to correct the violation, provided the owner was diligent and prompt submitting an application; or; c) that the violation giving rise to a motion of civil penalties was caused by the act or negligence, neglect or abuse of someone other than the owner' employees or subject to their direction. NYC Administrative Code 27-2116.

The motion practice before the Court does not present a fact dispute about the whether the violations present at the subject premises were corrected or whether the violations even existed at the time the notice of violation was served on Respondent. The questions of whether

there is a defense to civil penalties falls more on the mitigating factors present in NYC Administrative Code 27-2116 (b)(2).

Respondents' opposition does not present any evidence that of technical difficulties, inability to obtain material, funds or labor, or access issues, with the exception to the leak in Apartment 4, which is in paragraph 4(h) of the opposition. Respondents posit that the source of the leak is the upstairs apartment, of which the tenant refused access. If this Court were to conclude anything from Respondents' papers, it is that materials and labor have been secured with little progress to be recorded on the completion of repairs.

Further, Respondent presents no evidence that it was unable to secure a license or permit to complete the repairs. In fact, Respondents' counsel concedes in paragraph 4(d) of their papers that the vast majority of repairs in the subject building do not require specialized training or permits, such as "painting, replacement of light bulbs, removal of rubbish, cleaning, and many other things."

Lastly, Respondents' omnibus affidavit is devoid of any allegation of negligence, neglect or abuse on behalf of anyone outside Respondents' workforce.

Accordingly, HPD also demonstrates a prima facie entitlement to the award of civil penalties.

Violations

New York City Civil Court Act §110(c) provides that, regardless of the relief sought by any party in a summary proceeding, this Court may employ any remedy authorized by law for the enforcement of housing standards. HPD further moves to order Respondent to repair all rent impairing violations issued since March 27, 2023. Given that Housing Court has a vested interest in upholding housing standards, Petitioner motion for this relief is granted.

Accordingly, it is

FILED: NEW YORK CIVIL COURT - L&T 08/15/2023 09:28 AMDex NO. LT-306315-21/NYNYSCEF DOC. NO. 240RECEIVED NYSCEF: 08/15/2023

ORDERED that the Court grants HPD's motion to hold Respondents in civil contempt

for disobedience of the Order To Correct and Interim Order To Correct, and it is further

ORDERED that the Court grants HPD's motion for criminal contempt to the extent of calendaring a hearing to determine the extent of disobedience to the Order To Correct and Interim Order To Correct, and it is further

ORDERED that the Court grants HPD's motion to hold Respondents in civil contempt for Respondents' disobedience of so much of the Interim Order To Correct that mandated Respondents to hire a registered managing agent, to file a proper multiple dwelling registration, and to provide a scope of work, and it is further

ORDERED that the Court grants HPD's motion for an award of civil penalties, and it is further

ORDERED that any violations not already subject to an order to correct, be corrected pursuant to New York City Civil Court Act §110(c), and it is further

ORDERDED that the Court calendars any hearing set forth in this decision to be contemporaneous with the other hearings on these matters currently calendared for November 15, 2023 at 2:15 p.m. in part R.

This constitutes the decision and order of this Court.

Dated: August 14, 2023 New York, New York

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HON. JACK STOLLER J.H.C. APPROVED JSTOLLER , 8/14/2023, 5:51:15 PM NYSCEF DOC. NO. 252

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

-----X

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

Petitioner,

-against-

Index No.: 306316-21/NY

JUDGMENT

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO,

SUBJECT PREMISES: 705 West 170 Street New York, NY 10032

Respondents,

Upon the Decision/Order dated February 2, 2023, and the Order and Judgment for Civil Penalties, and for Criminal and Civil Contempt, and for Commitment to Civil Jail dated September 1, 2023, it is hereby ADJUDGED that Department of Housing Preservation and Development of the City of New York ("HPD") located at 100 Gold Street, New York, New York 10038, does recover of the Respondent

BELMONT VENTURES LLC

in the sum of Five Hundred Eighty-Nine Thousand Five Hundred Ten Dollars (<u>\$589,510.00</u>), that Petitioner HPD shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 705 W. 170 Street, New York, NY 10032, Block: 02139, Lot: 0183.

Judgment entered this day of, <u>September</u>

Alla ACHAEZACICEREC Clerk



FILED: NEW YORK CIVIL COURT - L&T 09/12/2023 03:58 PM DEX NO. LT-306316-21/NY

NYSCEF DOC. NO. 251

CIVIL COURT OF THE CITY OF NEW YORK COUNTY OF NEW YORK, HOUSING PART R

-----X

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

Petitioner,

-against-

Index No.: 306316-21/NY

JUDGMENT

GUSTAVO SANTANA BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO,

SUBJECT PREMISES: 705 WEST 170 STREET NEW YORK, NY 10032

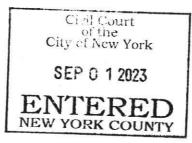
Respondents, -----X

Upon the Decision/Order dated March 24, 2023, the Decision/Order dated July 10, 2023, and the Order and Judgment for Civil Penalties, and for Criminal and Civil Contempt dated September 1, 2023, it is hereby ADJUDGED that Department of Housing Preservation and Development of the City of New York ("HPD") located at 100 Gold Street, New York, New York 10038, does recover of the Respondents,

BELMONT VENTURES LLC DANIEL OHEBSHALOM A/K/A DAN SHALOM ROBIN IGNICO

jointly and severally, in the sum of Four Hundred Thirty-Seven Thousand Dollars (<u>\$437,000.00</u>), that Petitioner HPD shall have immediate execution thereon, amongst any other means permitted by law, as a lien on the block and lot of the premises, 705 W. 170 Street, New York, NY 10032, Block: 02139, Lot: 0183.

Judgment entered this ____ ___ day of, __ September



Alia A. Razzaq, Chief Clerk

 FILED: NEW YORK CIVIL COURT - L&T 09/12/2023 03:58 PM
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 NYSCEF DOC. NO. 251
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ENTERED

Suit of Suit

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				T OF THE NEW YOI						

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

Petitioner,

Index No. 306316/2021

-against-

GUSTAVO SANTANA, BELMONT VENTURES LLC, DANIEL OHEBSHALOM a/k/a DAN SHALOM, and ROBIN IGNICO,

DECISION/ORDER

Respondents.

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Recitation, as required by CPLR §2219(a), of the papers considered in the review of this motion:

Pages

numbered

Order to Show Cause (motion seq. 5, NYSCEF #116) and Supplemental Affirmation and Affidavits Annexed 1, 2, 3, 4, 5, 6, 7, 8

Upon the foregoing papers, the Decision and Order on this motion are as follows:

The Department of Housing Preservation and Development of the City of New York, the petitioner in this proceeding ("HPD"), commenced this proceeding against Gustavo Santana, Belmont Ventures LLC, Daniel Ohebshalom a/k/a Dan Shalom, and Robin Ignico ("Respondents") seeking an order to correct violations of the Housing Maintenance Code at 705 West 170th Street, New York, New York ("the subject premises"). The Court entered into orders directing Respondents to correct violations. HPD now moves to hold Respondents in civil and criminal contempt and for civil penalties.

An interim order to correct dated December 6, 2022 ("the Interim Order To Correct") directed Respondents to, *inter alia*, hire a superintendent who either lives at the subject premises or within a block or two hundred feet of the subject premises on or before December 31, 2022; to hire a registered managing agent on or before December 31, 2022; to file a multiple dwelling

registration in compliance with MDL §325 on or before January 4, 2023; to "maintain ... hot water as required by the provisions of the Housing Maintenance Code and the Multiple Dwelling Law"; to supply the boiler for the subject premises with the maximum amount of fuel possible; and to produce a scope of work that included a proposal for pointing on or before January 4, 2023.

A subsequent order to correct, dated March 23, 2023 ("the Order To Correct"), directed Respondents to, *inter alia*, correct extant "C" violations – i.e., immediately hazardous violations – on or before March 27, 2023 and "B" violations – i.e., hazardous violations – on or before April 24, 2023 ("the Violations").

HPD annexes to its motion an exhibit showing a substantial number of the Violations that Respondents have not corrected, in violation of the Order to Correct. The exhibit is NYSCEF #125 of this proceeding and the Court incorporates the exhibit by reference with this order. HPD also annexes to its motion affidavits of tenants at the subject premises who corroborate HPD's records.

On December 27, 2022, HPD placed violations at ##15637825, 15637856, and 15637863 for a failure to provide hot water in apartments 4, 24, and 34 at the subject premises. HPD dismissed violations ##15637825 and 15637863 on April 13, 2023, but violation #15637856 remains outstanding.

HPD annexes to its motion affidavits from tenants complaining about a lack of heat. One tenant avers that she sees the fuel truck every week. Another tenant is quoted as saying something to a publication. The record also includes an invoice to Respondents regarding weekly deliveries of heating fuel to the subject premises.

HPD concedes in its motion that Respondents hired someone to be a super, but shows a contract dated January 30, 2023 showing that the super who was hired is an owner of a plumbing company that is a New Jersey sole proprietorship. HPD also annexes to its motion affidavits

from tenants at the subject premises who aver that the basement where the super is supposed to live is uninhabitable and that they see someone else living there.

Respondents supplied HPD with a spreadsheet that listed violations with a column for actions to be taken with regard to violations. The proposed actions are uniformly terse, most often stating that the super will correct the violations. The spreadsheet does not address anything with regard to pointing the exterior of the subject premises.

Civil contempt requires a determination that a lawful order of the court, clearly expressing an unequivocal mandate, was in effect; a determination "with reasonable certainty" essentially meaning proof by clear and convincing evidence – that the contemnor disobeyed that order; that the contemnor knew of the Court's order; and the disobedience defeats, impairs, impedes, or prejudices the rights or remedies of a party. El-Dehdan v. El-Dehdan, 26 N.Y.3d 19, 35 (2015), Bd. of Dirs. of Windsor Owners Corp. v. Platt, 148 A.D.3d 645, 646 (1st Dept.), leave to appeal dismissed, 30 N.Y.3d 986 (2017). The Order To Correct clearly expressed a mandate to correct discrete violations of the Housing Maintenance Code by a date certain. Not only does the persistence of the Violations in HPD's records demonstrate a failure to correct as a matter of law, N.Y.C. Admin. Code §27-2115(f)(7), but the affidavits in support of the motion practice and the absence of any submissions contesting the failure to correct prove for purposes of the contempt motion that Respondents disobeyed a court order. Respondent's counsel's execution of the Order To Correct proves for purposes of the contempt motion that Respondent had knowledge of the Order To Correct. Compare Tishman Constr. Corp. v. United Hispanic Constr. Workers, Inc., 158 A.D.3d 436, 437 (1st Dept. 2018). Respondents' failure to correct the Violations prejudices HPD as a matter of law. Allen v. 219 24th St. LLC, 72 Misc.3d 1223(A)(Civ. Ct. N.Y. Co. 2021), Dep't of Hous. Pres. & Dev. of City of N.Y. v. Living Waters Realty, Inc., 14 Misc.3d 484, 488 (Civ. Ct. N.Y. Co. 2006), Allen v. Rosenblatt, 5 Misc.3d 1032(A)(Civ. Ct. N.Y. Co. 2004). As HPD shows all the elements of civil contempt for failure

papers and without the need for a hearing. <u>Martin v. Martin</u>, 163 A.D.3d 1139, 1141 (3rd Dept. 2018), <u>Speirs v. Leffer</u>, 246 A.D.2d 590, 590-91 (2nd Dept. 1998).

The standard for criminal contempt parallels that of civil contempt, except the movant need not prove prejudice, <u>Department of Environmental Protection v. Department of</u> <u>Environmental Conservation</u>, 70 N.Y.2d 233 (1987), and must demonstrate beyond a reasonable doubt that the alleged contemnor willfully disobeyed a court order. <u>People v Metropolitan</u>, 231 A.D.2d 445 (1st Dept. 1996), <u>Bayamon Steel Processors v. Platt</u>, 191 A.D.2d 249 (1st Dept 1993). A knowing failure to comply with a court order gives rise to an inference of willfulness, <u>Matter of Figueroa-Rolon v. Torres</u>, 121 A.D.3d 684 (2nd Dept. 2014), *leave to appeal dismissed*, 24 N.Y.3d 1096 (2015), which shifts the burden to the alleged contemnor to rebut such a finding. <u>Ferraro v. Ferraro</u>, 272 A.D.2d 510, 512 (2nd Dept. 1999). A hearing is not necessary even to find criminal contempt when the record on the motion practice does not reveal any factual dispute. <u>Madigan v. Berkeley Capital LLC</u>, 205 A.D.3d 900, 906 (2nd Dept. 2022), *appeal dismissed*, 39 N.Y.3d 1056 (2023). As Respondents did not submit opposition to the motion, there is no fact dispute as to their criminal contempt for their violation of the Order To Correct.¹

HPD also moves to hold Respondents in contempt for Respondents' conduct with regard to the Interim Order To Correct. HPD argues that Respondents are in default of the mandate to hire a superintendent who either lives at the subject premises or within a block or two hundred feet of the subject premises. However, HPD concedes that Respondents hired someone to be a

¹ Respondents, who are represented by counsel, entered into a submission schedule with the Court and HPD. On the return date of the motion, Respondents' counsel expressed a misapprehension about the date that he had to submit opposition. The Court denied Respondents' counsel's application for an adjournment and discussed on the record the possibility of Respondents moving to submit late opposition by order to show cause or otherwise. As of this writing, more than three weeks after this colloquy, Respondents have not made such a motion.

superintendent. While HPD argues that the superintendent does not live at the subject premises, this argument requires the Court to make the kinds of inferences that are insufficient to prove by clear and convincing evidence a default, much less beyond a reasonable doubt.

HPD moves for contempt with regard to Respondents' obligation to provide heat and hot water. However, the Interim Order To Correct requires Respondents to "maintain ... hot water as required by the provisions of the Housing Maintenance Code and the Multiple Dwelling Law". An insufficiently clear and unequivocal order does not comprise an adequate predicate for contempt. Fiondella v. 345 W. 70th Tenants Corp., 169 A.D.3d 538, 539 (1st Dept. 2019). Accordingly, a mandate that a landlord "inspect and repair as legally required" conditions alleged in a tenant's answer was not sufficiently specific and unequivocal to support a finding of contempt. Michetti v. Wilson, 9 Misc.3d 138(A)(App. Term 2nd Dept. 2005).

HPD moves for contempt with regard to a requirement that Respondents supply the boiler for the Building with the maximum amount of fuel possible. The record includes an invoice to Respondent regarding weekly deliveries of heating fuel to the subject premises. While HPD asks the Court to draw an inference that complaints from tenants and the averment of one tenant that she sees a fuel truck every week, such an inference is also insufficient to prove contempt by clear and convincing evidence. HPD mentions that another tenant is quoted as saying something to a publication, but such a statement is not a sworn statement and the basis of the declarant's knowledge is not clear.

However, HPD does prove that Respondents have defaulted on their obligation to hire a registered managing agent and to file a multiple dwelling registration. HPD is correct that the spreadsheet that Respondents presented to HPD comes nowhere close to being a "scope of work" and does not contain a proposal for pointing on or before January 4, 2023. For the reasons stated above with regard to the Order To Correct, Respondents are therefore also in both civil and criminal contempt of the Interim Order To Correct as regarding these items.

HPD also demonstrates a prima facie entitlement to the award of civil penalties that it moves for.

Accordingly, it is

ORDERED that the Court grants HPD's motion to hold Respondents in civil contempt for disobedience of the Order To Correct, and it is further

ORDERED that the Court grants HPD's motion to hold Respondents in criminal contempt for disobedience of the Order To Correct, and it is further

ORDERED that the Court denies HPD's motion to hold Respondents in criminal contempt for so much of the Interim Order To Correct as directed Respondents to hire a superintendent, to provide heat, and to purchase a certain supply of fuel, and it is further

ORDERED that the Court grants HPD's motion to hold Respondents in civil contempt for Respondents' disobedience of so much of the Interim Order To Correct that mandated Respondents to hire a registered managing agent, to file a proper multiple dwelling registration, to provide a scope of work, and to provide a proposal for pointing of the subject premises, and it is further

ORDERED that the Court grants HPD's motion for an award of civil penalties, and it is further

ORDERED that the Court calendars this matter for a conference to be held with the parties on July 17, 2023 at 3 p.m. in part R, either virtually or in person, with the parties concerning further proceedings and submissions consistent with this order.

This constitutes the decision and order of this Court.

Dated: July 10, 2023 New York, New York

In Stor

HON. JACK STOLLER J.H.C.

APPROVED JSTOLLER , 7/10/2023, 5:17:21 PM