

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 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 2023.



*Alia A. Razzaq*  
CHIEF CLERK  
Alia A. Razzaq, Chief Clerk

CIVIL COURT OF THE CITY OF NEW YORK  
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DEPARTMENT OF HOUSING PRESERVATION AND  
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JUDGMENT

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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 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,

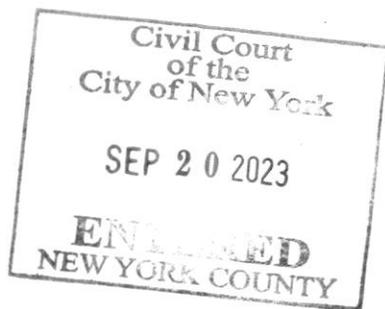
BELMONT VENTURES LLC  
DANIEL OHEBSHALOM A/K/A DAN SHALOM  
ROBIN IGNICO

jointly and severally, in the sum of **Seven Hundred Eight Thousand Seven Hundred Fifty Dollars (\$708,750.00)**, 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 2023.



CHIEF CLERK  
Alia A. Razzaq, Chief Clerk



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-

**ORDER AND JUDGMENT FOR  
CIVIL PENALTIES**

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

**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**

- 1. For breach of the May 1, 2023 OTC, a judgment, which is annexed hereto as **Appendix A** (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 (\$708,750.00)**, 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:	<u>March 27, 2023</u>
Date of OTC and ICO Contempt Finding:	<u>August 14, 2023</u>

Based upon the VSR dated September 6, 2023, annexed hereto as **Appendix B**, excluding the 64 violations issued after March 27, 2023 and 8 additional other violations<sup>1</sup>

<sup>1</sup> 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” violations<sup>2</sup> 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:

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

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:

<u>Line</u>	<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	<u>43</u> “C” violations × <u>104</u> days × \$125
3)	<b><u>C Total</u></b>	<b><u>\$565,450.00</u></b>	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	<u>168</u> “B” violations × <u>75</u> days × \$10
6)	<b><u>B Total</u></b>	<b><u>\$142,800.00</u></b>	Base (# B’s × \$100) + Per Diem (days non-compliance × # B’s × \$10)
7)	<b><u>A Total</u></b> <sup>3</sup>	<b><u>\$ 0.00</u></b>	Base ( <u>N/A</u> “A” violations × \$50)
8)	<b><u>Violation Penalty Total</u></b>	<b><u>\$708,250.00</u></b>	(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).

<sup>2</sup> 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.

<sup>3</sup> See fn 2, *supra*.

9)	<b><u>OTC GRAND TOTAL</u></b>	<b><u>\$708,750.00</u></b>	(Add \$500 to Line 8)
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- 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**

- For Belmont’s breach of the CO, the judgment annexed hereto as **Appendix C** (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 (\$1,322,360.00)**, 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 **Appendix B**, excluding the 154 violations issued after May 13, 2022 and 4 additional other violations<sup>4</sup> (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, 2023<sup>5</sup> because civil penalties accruing subsequent to that date and through the August

<sup>4</sup> 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).

<sup>5</sup> 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.

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

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:

<u>Line</u>	<u>Penalties</u>	<u>Amount</u>	<u>Calculation</u>
1)	C Base	\$3,600.00	<u>24</u> "C" violations × \$150
2)	C Per Diem	\$933,000.00	<u>24</u> "C" violations × <u>311</u> days × \$125
<b>3)</b>	<b>C Total</b>	<b>\$936,600.00</b>	Base (# C's × \$150) + Per Diem (days non-compliance × # C's × \$125)
4)	B Base	\$12,300.00	<u>123</u> "B" violations × \$100
5)	B Per Diem	\$371,460.00	<u>123</u> "B" violations × <u>302</u> days × \$10
<b>6)</b>	<b>B Total</b>	<b>\$383,760.00</b>	Base (# B's × \$100) + Per Diem (days non-compliance × # B's × \$10)
<b>7)</b>	<b>A Total</b>	<b>\$2,000.00</b>	Base ( <u>40</u> "A" violations × \$50)
<b>8)</b>	<b>CO GRAND TOTAL</b>	<b>\$1,322,360.00</b>	(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~~<sup>20</sup>, 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 20, 2023

*Jack Stoller*

Hon. Jack Stoller, J.H.C.

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

ENTERED:

Dated: 9/20/2023

*Alia A. Razzaq*

CHIEF CLERK

Alia A. Razzaq, Chief Clerk

# Appendix A

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,

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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 (\$708,750.00)**, 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 \_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Alia A. Razzaq, Chief Clerk

# Appendix B

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

<b>Building Location:</b>			<b>Building Profile:</b>					
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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		
	<b>P</b>		MDR #: 131189					

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

<b>HPD Registration Information</b>											
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	B	538	16151984		NOV SENT	08/07/2023	PENDING	08/07/2023	09/25/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005, 2007 ADM CODE REMOVE ALL ENCUMBRANCES CONSISTING OF RANGE AND HOUSE HOLD ITEMS AT PUBLIC HALL, 1st STORY								
3		08/01/2023	B	538	16143782		NOV SENT	08/03/2023	PENDING	08/03/2023	09/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005, 2007 ADM CODE REMOVE ALL ENCUMBRANCES CONSISTING OF CABINET AT PUBLIC HALL, 3rd STORY								
3	32	08/01/2023	C	670	16143774		NOV SENT	08/03/2023	OVERDUE	08/03/2023	08/14/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2031 ADM CODE PROVIDE HOT WATER AT ALL HOT WATER FIXTURES IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
CC		08/01/2023	C	672	16143775		NOV SENT	08/03/2023	OVERDUE	08/03/2023	08/16/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2033 ADM CODE PROVIDE READY ACCESS TO BUILDINGS HEATING SYSTEM DOOR LOCKED AT BOILER ROOM								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
4	42	07/27/2023	B	579	16124395		NOV SENT	07/28/2023	PENDING	07/28/2023	09/15/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE LEAKY AND/OR DEFECTIVE FAUCETS AT BATHTUB IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	C	790	16124398		NOV SENT	07/28/2023	OVERDUE	07/28/2023	08/28/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2043.1 HMC INSTALL THE MISSING OR REPAIR/REPLACE THE DEFECTIVE WINDOW GUARD(S) IN ACCORDANCE WITH THE SPECIFICATIONS OF THE NEW YORK CITY HEALTH CODE SECTION 24 RCNY CHAPTER 12. WG TO INSTALL = 1, WG TO REPLACE = 0, WG TO REPAIR = 2 IN THE ENTIRE APARTMENT LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	A	556	16124391		NOV SENT	07/28/2023	PENDING	07/28/2023	11/14/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE EAST WALL, NORTH WALL, CEILING IN THE 5th ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	B	702	16124397		NOV SENT	07/28/2023	PENDING	07/28/2023	09/15/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	B	1503	16124396		NOV SENT	07/28/2023	PENDING	07/28/2023	09/15/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	A	556	16124394		NOV SENT	07/28/2023	PENDING	07/28/2023	11/14/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE CEILING IN THE KITCHEN LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								

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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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
	<b>P</b>		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
4	42	07/27/2023	C	617	16135655		NOV SENT	07/28/2023	OVERDUE	07/28/2023	08/26/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) NORTH WALL, WEST WALL IN THE KITCHEN LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	C	617	16135653		NOV SENT	07/28/2023	OVERDUE	07/28/2023	08/26/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) SOUTH WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	C	624	16135656		NOV SENT	07/28/2023	OVERDUE	07/28/2023	08/26/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD-PAINT THAT IS XRF TESTED INCONCLUSIVE FOR LEAD CONTENT AT 0.5MG/CM2 AND IS PRESUMED LEAD PAINT AS SET FORTH IN (28 RCNY §11-07(b)) AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE-USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(b)(2) EAST WALL IN THE KITCHEN LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	07/27/2023	A	556	16135654		NOV SENT	07/28/2023	PENDING	07/28/2023	11/14/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL PEELING PAINT SURFACES IN THE 2nd ROOM FROM NORTH, THE BATHROOM, THE 1st ROOM FROM NORTH, THE FOYER LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
YY		07/11/2023	B	552	16095867		NOV SENT	07/12/2023	OVERDUE	07/12/2023	08/30/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2010, 2011, 2012 ADM CODE REMOVE THE ACCUMULATION OF REFUSE AND/OR RUBBISH AND MAINTAIN IN A CLEAN CONDITION THE GARBAGE AT EAST YARD								
1	2	06/21/2023	B	583	16051322		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026, 2027 HMC: PROPERLY REPAIR THE SOURCE AND ABATE THE EVIDENCE OF A WATER LEAK AT EAST WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	2	06/21/2023	B	1503	16051328		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). INOPERABLE IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	2	06/21/2023	C	568	16051324		NOI SENT	06/22/2023	OVERDUE	06/22/2023	07/23/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	2	06/21/2023	B	508	16051319		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT EAST WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	2	06/21/2023	B	508	16051321		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT SOUTH WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	2	06/21/2023	C	790	16051327		NOV SENT	06/22/2023	OVERDUE	06/22/2023	07/23/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2043.1 HMC INSTALL THE MISSING OR REPAIR/REPLACE THE DEFECTIVE WINDOW GUARD(S) IN ACCORDANCE WITH THE SPECIFICATIONS OF THE NEW YORK CITY HEALTH CODE SECTION 24 RCNY CHAPTER 12. WG TO INSTALL = 1, WG TO REPLACE = 0, WG TO REPAIR = 0 IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	2	06/21/2023	B	501	16051325		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 HMC: PROPERLY REPAIR OR REPLACE THE BROKEN OR DEFECTIVE CABINET DOOR AT SOUTH WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
1	2	06/21/2023	C	569	16051323		NOI SENT	06/22/2023	OVERDUE	06/22/2023	07/23/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	2	06/21/2023	B	502	16051326		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR IN THE 5th ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	2	06/21/2023	B	702	16051329		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR INOPERABLE IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	2	06/21/2023	B	583	16051320		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2026, 2027 HMC: PROPERLY REPAIR THE SOURCE AND ABATE THE EVIDENCE OF A WATER LEAK AT SOUTH WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	2	06/21/2023	B	583	16051318		NOV SENT	06/22/2023	OVERDUE	06/22/2023	08/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2026, 2027 HMC: PROPERLY REPAIR THE SOURCE AND ABATE THE EVIDENCE OF A WATER LEAK AT WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH EAST									
1	2	06/21/2023	A	556	16061991		NOV SENT	06/22/2023	PENDING	06/22/2023	10/09/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL PEELING PAINT SURFACES IN THE BATHROOM, THE KITCHEN, THE 5th ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									

The City of New York  
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 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:**

Address: 709 WEST 170 STREET	Range: 709-709
Boro: MANHATTAN Zip: 10032	CD: 12
Block: 02139 Lot: 0185	Census Tract: 25500
	<b>P</b>

**Building Profile:**

A Units: 21	Ownership/Prog: <b>PVT</b>	Last Insp Dt: 08/29/2023
B Units: 0	Bldg Class: NEW LAW TENEMENT	ERP Repair Ind: Y
No. of Stories: 5		Last ERP: 06/21/2023
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
1		06/12/2023	C	502	16043966		NOT COMPLIED	06/27/2023	OVERDUE	06/14/2023	06/27/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE BRICKS AND MORTAR NORTH , SOTH AND EAST WALL FROM 5TH FLOOR TO THE BOTTOM AT WEST YARD AT PUBLIC HALL, 1st STORY								
5	54	06/12/2023	B	508	16044009		NOT COMPLIED	06/27/2023	OVERDUE	06/14/2023	08/02/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM EAST AT SOUTH								
5	54	06/12/2023	B	529	16043953		NOT COMPLIED	06/27/2023	OVERDUE	06/14/2023	08/02/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 HMC: REFIT... THE DOOR IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM EAST AT SOUTH								
1	1	06/01/2023	B	508	16014662	1 NO ACCESS		06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 1st ROOM FROM NORTH AT WEST LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	06/01/2023	B	501	16014661	1 NO ACCESS		06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 HMC: PROPERLY REPAIR OR REPLACE THE BROKEN OR DEFECTIVE WOODEN FLOOR IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	06/01/2023	B	508	16014655	1 NO ACCESS		06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE CEILING, WEST WALL, WEST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								

The City of New York  
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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	1	06/01/2023	B	550	16014657	1	NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROX. 20 SQ. FT AT WEST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	508	16014663	1	NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	501	16014659	1	NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 HMC: PROPERLY REPAIR OR REPLACE THE BROKEN OR DEFECTIVE LIGHT FIXTURE AT WEST WALL IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	508	16014660	1	NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	A	556	16014658		NOV SENT	06/02/2023	PENDING	06/02/2023	09/19/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL WALLS AND CEILING IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	501	16014656	1	NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 HMC: PROPERLY REPAIR OR REPLACE THE BROKEN OR DEFECTIVE LIGHT FIXTURE AT CEILING IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	1	06/01/2023	B	1503	16021027		1 NO ACCESS	06/27/2023	OVERDUE	06/05/2023	07/24/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). MISSING LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	702	16021026		1 NO ACCESS	06/27/2023	OVERDUE	06/05/2023	07/24/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR MISSING LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	C	617	16021004		1 NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/01/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) CEILING, SOUTH WALL, EAST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	508	16020956		1 NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE SOUTH WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	508	16020959		1 NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE EAST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	06/01/2023	B	508	16020957		1 NO ACCESS	06/27/2023	OVERDUE	06/02/2023	07/21/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE SOUTH WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									

The City of New York  
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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	1	06/01/2023	A	556	16021005		NOV SENT	06/02/2023	PENDING	06/02/2023	09/19/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL PEELING PAINT SURFACES IN THE 1st ROOM FROM NORTH AT WEST, THE 1st ROOM FROM NORTH AT EAST LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
		05/10/2023	C	620	15977419		NOV SENT	05/11/2023	OVERDUE	05/11/2023	05/20/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 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 TO LEAD-BASED PAINT NOTICES, INSPECTIONS AND REMEDIATION/ABATEMENT ACTIVITIES.								
		05/10/2023	C	619	15977420		NOV SENT	05/11/2023	OVERDUE	05/11/2023	05/20/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.4 ADM CODE- CORRECT FAILURE TO NOTIFY OCCUPANTS AND/OR TO INVESTIGATE LEAD-BASED PAINT HAZARDS.								
1	1	04/20/2023	C	689	15942566		OPEN	06/26/2023	OVERDUE	04/24/2023	05/07/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005, 2006, 2037 HMC: PROPERLY REPAIR AND ABATE UNSAFE ELECTRIC WIRING CONDITION CONSISTING OF EXPOSED WIRES AT WEST WALL IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	04/20/2023	A	556	15942590		NOV SENT	04/24/2023	OVERDUE	04/24/2023	08/11/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT ALL WALLS IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	04/20/2023	B	502	15942570		1 NO ACCESS	06/27/2023	OVERDUE	04/24/2023	06/12/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE KITCHEN LOCATED AT APT 1, 1st STORY								

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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	1	04/20/2023	B	508	15942586		1 NO ACCESS	06/27/2023	OVERDUE	04/24/2023	06/12/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	04/20/2023	C	568	15942578		1 NO ACCESS	06/27/2023	OVERDUE	04/24/2023	05/25/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	04/20/2023	B	502	15942546		1 NO ACCESS	06/27/2023	OVERDUE	04/24/2023	06/12/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE VINYLE TILES FLOOR IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	04/20/2023	B	508	15942588		1 NO ACCESS	06/27/2023	OVERDUE	04/24/2023	06/12/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH WALL IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	04/20/2023	B	502	15942589		1 NO ACCESS	06/27/2023	OVERDUE	04/24/2023	06/12/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE VINYL TILES FLOOR IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
3	32	04/13/2023	C	568	15928517		DEFECT LETTER	06/27/2023	OVERDUE	04/18/2023	05/19/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
2		04/13/2023	A	556	15928520		NOV SENT	04/18/2023	OVERDUE	04/18/2023	08/05/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL WALLS AND CEILINGS AT PUBLIC HALL, 2nd STORY								
3	32	04/13/2023	C	569	15928519		DEFECT LETTER	06/27/2023	OVERDUE	04/18/2023	05/19/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
4		04/13/2023	A	556	15928525		NOV SENT	04/18/2023	OVERDUE	04/18/2023	08/05/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL WALLS AND CEILINGS AT PUBLIC HALL, 4th STORY								
3		04/13/2023	A	556	15928524		NOV SENT	04/18/2023	OVERDUE	04/18/2023	08/05/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL WALLS AND CEILINGS AT PUBLIC HALL, 3rd STORY								
YY		04/12/2023	C	567	15927209		DEFECT LETTER	06/27/2023	OVERDUE	04/14/2023	05/15/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF RODENTS RATS AT FRONT AREAWAY								
5	54	03/16/2023	B	502	15800459		NOT COMPLIED	06/27/2023	OVERDUE	03/24/2023	05/12/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								

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

<b>Building Location:</b>			<b>Building Profile:</b>					
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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		
	<b>P</b>		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
5	54	03/16/2023	B	502	15800471		NOT COMPLIED	06/27/2023	OVERDUE	03/24/2023	05/12/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE VINYL TILES FLOOR IN THE KITCHEN LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	41	03/16/2023	B	501	15800394		NOT COMPLIED	06/27/2023	OVERDUE	03/17/2023	05/05/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE BELL BUZZER IN THE ENTIRE APARTMENT LOCATED AT APT 41, 4th STORY, 1st APARTMENT FROM WEST AT NORTH								
5	54	03/16/2023	A	556	15800462	1 NO ACCESS		04/17/2023	OVERDUE	03/24/2023	07/11/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	03/16/2023	B	501	15800428		NOT COMPLIED	06/27/2023	OVERDUE	03/17/2023	05/05/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE BELL BUZZER IN THE ENTIRE APARTMENT LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	03/16/2023	B	508	15800469		NOT COMPLIED	06/27/2023	OVERDUE	03/24/2023	05/12/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH WALL IN THE PRIVATE HALLWAY LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	03/16/2023	C	502	15800457		NOT COMPLIED	06/27/2023	OVERDUE	03/24/2023	04/06/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES AT ALL WALLS IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								

The City of New York  
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 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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
5	54	03/16/2023	B	1503	15800478		NOT COMPLIED	06/27/2023	OVERDUE	03/24/2023	05/12/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). IN THE ENTIRE APARTMENT LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	03/16/2023	B	508	15800477		NOT COMPLIED	06/27/2023	OVERDUE	03/24/2023	05/12/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT SOUTH WALL IN THE 3rd ROOM FROM NORTH LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
		03/16/2023	A	1507	15795772		1 NO ACCESS	04/17/2023	OVERDUE	03/16/2023	07/03/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		(A) § HMC:FILE ANNUAL BEDBUG REPORT IN ACCORDANCE WITH HPD RULE AS DESCRIBED ON THE BACK OF THIS NOTICE OF VIOLATION OR AS DESCRIBED ON HPD'S WEBSITE, WWW.NYC.GOV\HPD, SEARCH BED BUGS.								
1	3	03/15/2023	A	550	15776062		1 NO ACCESS	04/17/2023	OVERDUE	03/16/2023	07/03/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROX. 8 SQ.FT. AT CEILING IN THE BATHROOM LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	03/15/2023	A	550	15776061		1 NO ACCESS	04/17/2023	OVERDUE	03/16/2023	07/03/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROX. 8 SQ.FT. AT CEILING IN THE 3rd ROOM FROM NORTH AT WEST LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	03/15/2023	A	556	15776065		1 NO ACCESS	04/17/2023	OVERDUE	03/16/2023	07/03/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL CEILINGS IN THE ENTIRE APARTMENT LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								

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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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
1	3	03/15/2023	B	1503	15776063		NOT COMPLIED	06/27/2023	OVERDUE	03/16/2023	05/04/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	03/15/2023	B	702	15776064		NOT COMPLIED	06/27/2023	OVERDUE	03/16/2023	05/04/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
2	21	03/14/2023	C	593	15779537	1 NO ACCESS		06/27/2023	OVERDUE	03/17/2023	03/30/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE FLUSHING APPARATUS AND MAINTAIN SAME SO AS TO FLUSH EFFECTIVELY THE WATER CLOSET .. IN THE BATHROOM LOCATED AT APT 21, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								
2	21	03/14/2023	C	505	15779566	1 NO ACCESS		06/27/2023	OVERDUE	03/17/2023	03/30/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE BROKEN OR DEFECTIVE HANDLE RADIATOR SHUT OFF VALVE IN THE 1st ROOM FROM NORTH AT EAST LOCATED AT APT 21, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								
2	21	03/14/2023	B	501	15779570	1 NO ACCESS		06/27/2023	OVERDUE	03/17/2023	05/05/2023	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE INTERCOM SYSTEM FROM BUILDING ENTRANCE DOOR TO NORTH WALL IN THE KITCHEN LOCATED AT APT 21, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								
3	32	03/08/2023	B	501	15759222		NOT COMPLIED	06/27/2023	OVERDUE	03/09/2023	04/27/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE INTERCOM SYSTEM FROM VESTIBULE TO APARTMENT. LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM WEST AT NORTH								

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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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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
	<b>P</b>		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
1	1	02/25/2023	B	550	15754531		1 NO ACCESS	06/27/2023	OVERDUE	03/09/2023	04/27/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROXIMATELY 10²FT AT CEILING IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	02/25/2023	C	550	15777646		OPEN	06/26/2023	OVERDUE	03/13/2023	04/13/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... AT WEST WALL (10 SQ. FT.) IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH  ORIGINAL VIOLATION 15352685 ISSUED 02-SEP-22 HAS BEEN UPGRADED TO CLASS C PER ADMINISTRATIVE CODE §27-2017.3a(5)(a) or (b).								
1	2	02/17/2023	B	550	15735429		DEFECT LETTER	06/27/2023	OVERDUE	02/17/2023	04/07/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROXIMATELY 4 SQ.FT AT EAST WALL AND CEILING IN THE BATHROOM LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH  ORIGINAL VIOLATION 15437704 ISSUED 18-OCT-22 HAS BEEN UPGRADED TO CLASS B PER ADMINISTRATIVE CODE §27-2017.3a(3)(a) or (b).								
1	2	02/06/2023	C	530	15712818		OPEN	06/26/2023	OVERDUE	02/08/2023	02/27/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005, 27-2007, 27-2041.1 HMC: REPLACE OR REPAIR THE SELF-CLOSING DOORS THAT IS MISSING OR DEFECTIVE IN THE ENTRANCE LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	02/06/2023	B	550	15712810		DEFECT LETTER	06/27/2023	OVERDUE	02/08/2023	03/29/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROXIMATELY 10 SQ. FEET AT EAST WALL IN THE BATHROOM LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								

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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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
5	54	02/06/2023	B	502	15712788		NOT COMPLIED	06/27/2023	OVERDUE	02/08/2023	03/29/2023	00/00/0000	06/26/2023
					<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR IN THE FOYER LOCATED AT APT 54, 5th STORY, APARTMENT AT WEST						
5	54	02/06/2023	B	502	15712791		NOT COMPLIED	06/27/2023	OVERDUE	02/08/2023	03/29/2023	00/00/0000	06/26/2023
					<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES AT WEST AND NORTH WALL IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST						
2	21	02/06/2023	B	501	15712276	1 NO ACCESS	NOT COMPLIED	06/27/2023	OVERDUE	02/07/2023	03/28/2023	00/00/0000	04/13/2023
					<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE INTERCOM IN THE ENTRANCE LOCATED AT APT 21, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH						
3	32	02/06/2023	C	689	15712290		NOT COMPLIED	06/27/2023	OVERDUE	02/07/2023	02/20/2023	00/00/0000	06/26/2023
					<i>Viol Desc</i>		§ 27-2005, 2006, 2037 HMC: PROPERLY REPAIR AND ABATE UNSAFE ELECTRIC WIRING CONDITION CONSISTING OF EXPOSED WIRES AT NORTH WALL IN THE KITCHEN LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST						
3	34	02/06/2023	B	508	15712323		NOT COMPLIED	06/27/2023	OVERDUE	02/07/2023	03/28/2023	00/00/0000	06/26/2023
					<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 1st ROOM FROM NORTH LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST						
3	34	02/06/2023	B	508	15712321		NOT COMPLIED	06/27/2023	OVERDUE	02/07/2023	03/28/2023	00/00/0000	06/26/2023
					<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE BATHROOM LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST						

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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
		01/31/2023	I	729	15697849		INFO NOV SENT	02/01/2023		00/00/0000	00/00/0000	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§27-2153 ADM CODE THE PREMISES HAS BEEN SELECTED TO PARTICIPATE IN THE ALTERNATIVE ENFORCEMENT PROGRAM WHICH MAY RESULT IN BUILDING-WIDE INSPECTIONS, FEES, AND EXTENSIVE REPAIR WORK TO CORRECT VIOLATIONS AND UNDERLYING CONDITIONS. CHARGES FOR REPAIR WORK DONE PURSUANT TO THIS ORDER, IF NOT PAID, WILL BECOME LIENS ON THE PROPERTY								
1	2	01/11/2023	C	621	15661034		NOV SENT	01/12/2023	OVERDUE	01/12/2023	02/10/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.7, 27-2056.8, 27-2056.9 ADM CODE -CERTIFY COMPLIANCE WITH LEAD-BASED PAINT HAZARD CONTROL REQUIREMENTS DURING PERIOD OF UNIT VACANCY BY PERFORMING ACTIVITIES NECESSARY TO ABATE PRESUMED LEAD-BASED PAINT FROM REQUIRED WINDOW AND/OR DOOR FRICTION SURFACES FOR APARTMENT AND MAKE FLOORS SMOOTH AND CLEANABLE, PRESUMED LEAD PAINT IN AN APARTMENT WITH A CHILD UNDER SIX LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	12/29/2022	B	702	15644403		NOT COMPLIED	06/27/2023	OVERDUE	01/17/2023	03/07/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR INOPERABLE LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	12/29/2022	C	569	15644405		DEFECT LETTER	06/27/2023	OVERDUE	01/17/2023	02/17/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	12/29/2022	C	568	15644406		NOT COMPLIED	06/27/2023	OVERDUE	01/17/2023	02/17/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	12/29/2022	B	1503	15644404		NOT COMPLIED	06/27/2023	OVERDUE	01/17/2023	03/07/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). INOPERABLE LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
3	32	12/22/2022	A	508	15631841		NOT COMPLIED	04/17/2023	OVERDUE	12/30/2022	04/18/2023	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE KITCHEN LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	34	12/22/2022	B	1503	15631849		NOT COMPLIED	06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	32	12/22/2022	B	1503	15631832		NOT COMPLIED	06/27/2023	OVERDUE	12/30/2022	02/17/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	12/22/2022	B	508	15631810		NOT COMPLIED	06/27/2023	OVERDUE	12/30/2022	02/17/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING ALL WALLS AND TRIM THROUGHOUT IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	12/22/2022	B	702	15631833		NOT COMPLIED	06/27/2023	OVERDUE	12/30/2022	02/17/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
5	54	12/22/2022	B	501	15631874		NOT COMPLIED	06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE SOUTH 1 WINDOW COUNTER BALANCE IN THE 3rd ROOM FROM NORTH LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								

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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
5	54	12/22/2022	B	508	15631871		NOT COMPLIED	06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING, ALL WALLS, AND TRIM THROUGHOUT IN THE ENTIRE APARTMENT LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
1	2	12/22/2022	A	556	15911811	1 NO ACCESS		04/17/2023	OVERDUE	04/06/2023	07/24/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE 1st DOOR FRAME FROM NORTH AT EAST WALL IN THE 2nd ROOM FROM EAST LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
4	44	12/22/2022	B	505	15631857	1 NO ACCESS		06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE BROKEN OR DEFECTIVE OUTLET COVER AT EAST WALL IN THE KITCHEN LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	12/22/2022	C	568	15631869	DEFECT LETTER		06/27/2023	OVERDUE	12/28/2022	01/28/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	12/22/2022	C	569	15631870	DEFECT LETTER		06/27/2023	OVERDUE	12/28/2022	01/28/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
1	2	12/22/2022	C	568	15631728	NOT COMPLIED		06/27/2023	OVERDUE	12/30/2022	01/30/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								

The City of New York  
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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
3	34	12/22/2022	B	702	15631850		NOT COMPLIED	06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	44	12/22/2022	B	505	15631863	1 NO ACCESS		06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE BROKEN OR DEFECTIVE RUSTED AND DETERIORATED BASE CABINET AT EAST WALL IN THE KITCHEN LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	34	12/22/2022	B	508	15631848		NOT COMPLIED	06/27/2023	OVERDUE	12/28/2022	02/15/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND ALL WALL THROUGHOUT IN THE ENTIRE APARTMENT LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
1	2	12/22/2022	C	567	15631740	DEFECT LETTER		06/27/2023	OVERDUE	12/30/2022	01/30/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF RODENTS RATS IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	12/22/2022	C	583	15631698	OPEN		06/26/2023	OVERDUE	12/30/2022	01/12/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026, 2027 HMC: PROPERLY REPAIR THE SOURCE AND ABATE THE EVIDENCE OF A WATER LEAK AT CEILING AND SOUTHWEST WALL CEILING IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	12/21/2022	C	510	15624922	1 NO ACCESS		06/27/2023	OVERDUE	12/29/2022	01/11/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE & 309 M/D LAW ABATE THE NUISANCE CONSISTING OF KEY OPERATE LOCK INSTALLED ON DOOR LEADING TO THE FIRE ESCAPE WINDOW IN THE 1st ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								

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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
3	34	12/01/2022	B	508	15589358		NOT COMPLIED	06/27/2023	OVERDUE	12/02/2022	01/20/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE PRIVATE HALLWAY LOCATED AT APT 34, 3rd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
3	32	11/30/2022	B	508	15600272		NOT COMPLIED	06/27/2023	OVERDUE	12/07/2022	01/25/2023	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND ALL WALLS IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM WEST AT NORTH								
3	32	11/30/2022	A	556	15600274		NOT COMPLIED	04/17/2023	OVERDUE	12/07/2022	03/26/2023	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING AND ALL WALLS IN THE KITCHEN LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/18/2022	A	556	15438657	1 NO ACCESS		04/17/2023	OVERDUE	10/20/2022	02/06/2023	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL PEELING PAINT SURFACES IN THE BATHROOM, THE KITCHEN LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1		09/28/2022	B	502	15393745		NOT COMPLIED	06/27/2023	OVERDUE	09/29/2022	11/17/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE FIRE RETARDANT MATERIAL AT CEILING AT PUBLIC HALL, 1st STORY								
1		09/28/2022	A	556	15393746		NOT COMPLIED	04/17/2023	OVERDUE	09/29/2022	01/16/2023	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING AT PUBLIC HALL, 1st STORY								

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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

Building Location:			Building Profile:		
Address: 709 WEST 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
3	32	09/02/2022	C	568	15352688		DEFECT LETTER	06/27/2023	FALSE CERT	09/06/2022	10/07/2022	09/26/2022	06/26/2023
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM WEST AT NORTH									
3	32	09/02/2022	C	569	15352689		DEFECT LETTER	06/27/2023	DEFECT LETTER	09/06/2022	10/07/2022	09/26/2022	06/26/2023
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM WEST AT NORTH									
3	32	09/02/2022	B	1503	15352691		NOT COMPLIED	06/27/2023	OVERDUE	09/06/2022	10/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM WEST AT NORTH									
3	32	09/02/2022	B	702	15352690		NOT COMPLIED	06/27/2023	OVERDUE	09/06/2022	10/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM WEST AT NORTH									
1	1	09/02/2022	A	556	15352686	1	NO ACCESS	04/17/2023	OVERDUE	09/06/2022	12/24/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE WEST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	2	08/13/2022	C	510	15319385		NOT COMPLIED	06/27/2023	OVERDUE	08/16/2022	08/29/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE & 309 M/D LAW ABATE THE NUISANCE CONSISTING OF COMBINATION STLYE LOCK INSTALLED AT DOOR LEADING TO FIRE ESCAPE WINDOW. IN THE 1st ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST									

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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:**

Address: 709 WEST 170 STREET	Range: 709-709
Boro: MANHATTAN Zip: 10032	CD: 12
Block: 02139 Lot: 0185	Census Tract: 25500
	<b>P</b>

**Building Profile:**

A Units: 21	Ownership/Prog: <b>PVT</b>	Last Insp Dt: 08/29/2023
B Units: 0	Bldg Class: NEW LAW TENEMENT	ERP Repair Ind: Y
No. of Stories: 5		Last ERP: 06/21/2023
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
1	2	08/13/2022	A	550	15319382		1 NO ACCESS	04/17/2023	OVERDUE	08/16/2022	12/03/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... AT EAST WALL (6 SQ. FT. ) IN THE BATHROOM LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	2	08/13/2022	A	556	15319383		1 NO ACCESS	04/17/2023	OVERDUE	08/16/2022	12/03/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE EAST WALL IN THE BATHROOM LOCATED AT APT 2, 1st STORY, 1st APARTMENT FROM NORTH AT EAST								
1	3	08/02/2022	A	556	15298724		1 NO ACCESS	04/17/2023	OVERDUE	08/04/2022	11/21/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT 1st DOOR FROM SOUTH AT WEST WALL IN THE 2nd ROOM FROM NORTH AT WEST LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	08/02/2022	A	508	15298727		1 NO ACCESS	04/17/2023	OVERDUE	08/04/2022	11/21/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH WALL IN THE BATHROOM LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	08/02/2022	A	556	15298725		1 NO ACCESS	04/17/2023	OVERDUE	08/04/2022	11/21/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING IN THE 3rd ROOM FROM NORTH AT WEST LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	08/02/2022	A	556	15298723		1 NO ACCESS	04/17/2023	OVERDUE	08/04/2022	11/21/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT WEST WALL IN THE KITCHEN LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
1		07/12/2022	A	722	15256105		CIV10 MAILED	04/18/2023	FALSE CERT	07/13/2022	10/30/2022	08/08/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2053 ADM CODE POST SIGN ON WALL OF ENTRANCE STORY BEARING NAME, ADDRESS INCLUDING APARTMENT NUMBER IF ANY, AND TELEPHONE NUMBER OF SUPERINTENDENT, JANITOR OR HOUSEKEEPER. AT PUBLIC HALL, 1st STORY								
1		07/12/2022	A	556	15256104		NOT COMPLIED	04/17/2023	OVERDUE	07/13/2022	10/30/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING AT PUBLIC HALL, 1st STORY								
1	1	07/02/2022	C	550	15246980		1 NO ACCESS	06/27/2023	OVERDUE	07/05/2022	08/05/2022	00/00/0000	09/02/2022
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROXIMATELY 10 SQ. FT. AT WEST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH ORIGINAL VIOLATION 15105624 ISSUED 08-APR-22 HAS BEEN UPGRADED TO CLASS C PER ADMINISTRATIVE CODE §27-2017.3a(5)(a) or (b).								
4	42	06/23/2022	C	624	15233728		1 NO ACCESS	06/27/2023	OVERDUE	06/27/2022	07/26/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD-PAINT THAT IS XRF TESTED INCONCLUSIVE FOR LEAD CONTENT AT 0.5MG/CM2 AND IS PRESUMED LEAD PAINT AS SET FORTH IN (28 RCNY §11-07(b)) AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE-USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(b)(2) EAST WALL IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/23/2022	B	550	15232864		1 NO ACCESS	06/27/2023	OVERDUE	06/27/2022	08/15/2022	00/00/0000	02/25/2023
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... APPROX. 20 SQ FT AT NORTH WALL, CEILING IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/23/2022	C	617	15233712		1 NO ACCESS	06/27/2023	OVERDUE	06/27/2022	07/26/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) NORTH WALL IN THE 2nd ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
4	42	06/23/2022	C	617	15233713		1 NO ACCESS	06/27/2023	OVERDUE	06/27/2022	07/26/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) WEST WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/19/2022	B	550	15216738		1 NO ACCESS	06/27/2023	OVERDUE	06/21/2022	08/09/2022	00/00/0000	02/25/2023
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... 8 SQ FT AT CEILING AND 7 SQ FT ATWEST WALL IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
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
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE CEILING IN THE 2nd ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
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
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE CEILING, EAST WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/16/2022	B	550	15221570		1 NO ACCESS	06/27/2023	OVERDUE	06/16/2022	08/04/2022	00/00/0000	02/25/2023
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... AT CEILING AND NORTH WALL APPROX. 6 SQ.FT IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 2nd APARTMENT FROM WEST AT NORTH								
					ORIGINAL VIOLATION 14848838 ISSUED 11-FEB-22 HAS BEEN UPGRADED TO CLASS B PER ADMINISTRATIVE CODE §27-2017.3a(3)(a) or (b).								
3	32	06/03/2022	A	556	15187460		NOT COMPLIED	04/17/2023	OVERDUE	06/06/2022	09/23/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL WALLS IN THE 6th ROOM FROM NORTH LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								

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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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
	<b>P</b>		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
3	32	06/03/2022	B	501	15187456		NOT COMPLIED	06/27/2023	OVERDUE	06/06/2022	07/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE SPRING BALANCE AT LOWER WINDOW SASH AT EAST WALL IN THE 6th ROOM FROM NORTH LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	06/03/2022	B	501	15187458		NOT COMPLIED	06/27/2023	OVERDUE	06/06/2022	07/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE BELL BUZZER INTRECOM SYSTEM FROM THE BUILDING ENTRANCE DOOR TO THE APARTMENT WALL PANEL IN THE FOYER LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	06/03/2022	B	508	15187463		NOT COMPLIED	06/27/2023	OVERDUE	06/06/2022	07/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT ALL WALLS IN THE KITCHEN LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	06/03/2022	B	502	15187461		NOT COMPLIED	06/27/2023	OVERDUE	06/06/2022	07/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES AT NORTH WALL IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	06/03/2022	B	508	15187462		NOT COMPLIED	06/27/2023	OVERDUE	06/06/2022	07/25/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 6th ROOM FROM NORTH LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								
3	32	06/03/2022	A	556	15187459		NOT COMPLIED	04/17/2023	OVERDUE	06/06/2022	09/23/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE CEILING IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM NORTH AT EAST								

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

<b>Building Location:</b>			<b>Building Profile:</b>					
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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		
			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
4	42	05/28/2022	B	550	15189598		1 NO ACCESS	06/27/2023	OVERDUE	05/31/2022	07/19/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... THE NORTH WALL, CEILING IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	05/19/2022	C	508	15172152		1 NO ACCESS	06/27/2023	OVERDUE	05/23/2022	06/05/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 2nd ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
3	34	05/09/2022	B	502	15143180		NOT COMPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE BATHROOM LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	34	05/09/2022	B	508	15143182		NOT COMPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND WEST WALL IN THE 2nd ROOM FROM NORTH LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	34	05/09/2022	B	508	15143181		NOT COMPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT SOUTH WALL IN THE 1st ROOM FROM NORTH LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	34	05/09/2022	B	508	15143185		NOT COMPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 3rd ROOM FROM NORTH AT EAST LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
3	34	05/09/2022	B	508	15143176		NOT COMPLIED	06/27/2023	OVERDUE	05/10/2022	06/28/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE BATHROOM LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	34	05/09/2022	A	508	15143178	1 NO ACCESS		04/17/2023	OVERDUE	05/10/2022	08/27/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE FOYER LOCATED AT APT 34, 3rd STORY, 1st APARTMENT FROM SOUTH AT WEST								
1		04/21/2022	B	509	15118582		NOT COMPLIED	06/27/2023	OVERDUE	04/22/2022	06/10/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY SECURE THE LOOSE LIGHT FIXTURE AT CEILING AT PUBLIC HALL, 1st STORY								
3		04/21/2022	C	568	15118581	DEFECT LETTER		06/27/2023	OVERDUE	04/22/2022	05/23/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES AT PUBLIC HALL, 3rd STORY								
1	1	04/08/2022	A	508	15105613	1 NO ACCESS		04/17/2023	OVERDUE	04/12/2022	07/30/2022	00/00/0000	09/02/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 2nd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
NN		04/04/2022	A	722	15086957	CIV10 MAILED		04/18/2023	FALSE CERT	04/05/2022	07/23/2022	07/08/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2053 ADM CODE POST SIGN ON WALL OF ENTRANCE STORY BEARING NAME, ADDRESS INCLUDING APARTMENT NUMBER IF ANY, AND TELEPHONE NUMBER OF SUPERINTENDENT, JANITOR OR HOUSEKEEPER.								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
4	44	04/04/2022	A	508	15086952		CIV10 MAILED	04/18/2023	FALSE CERT	04/05/2022	07/23/2022	07/08/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE SOUTH WALL IN THE 5th ROOM FROM NORTH AT EAST LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	44	04/04/2022	A	556	15086948		CIV10 MAILED	04/18/2023	FALSE CERT	04/05/2022	07/23/2022	07/08/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE CEILING AND ALL WALLS IN THE 3rd ROOM FROM NORTH LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	44	04/04/2022	A	508	15086947		CIV10 MAILED	04/18/2023	FALSE CERT	04/05/2022	07/23/2022	07/08/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE SOUTH WALL IN THE KITCHEN LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	44	04/04/2022	A	556	15086950		CIV10 MAILED	04/18/2023	FALSE CERT	04/05/2022	07/23/2022	07/08/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE CEILING AND ALL WALLS IN THE PRIVATE HALLWAY LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	44	04/04/2022	B	508	15086951	1	NO ACCESS	06/27/2023	OVERDUE	04/05/2022	05/24/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE EAST WALL IN THE FOYER LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	44	04/04/2022	B	502	15086949	1	NO ACCESS	06/27/2023	OVERDUE	04/05/2022	05/24/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC FLOOR TILES IN THE PRIVATE HALLWAY LOCATED AT APT 44, 4th STORY, 1st APARTMENT FROM SOUTH AT WEST								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
2	24	03/17/2022	B	702	15039372		1 NO ACCESS	06/27/2023	OVERDUE	03/18/2022	05/06/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	03/17/2022	B	1503	15039371		1 NO ACCESS	06/27/2023	OVERDUE	03/18/2022	05/06/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	03/17/2022	B	508	15039373		1 NO ACCESS	06/27/2023	OVERDUE	03/18/2022	05/06/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILINGS AND ALL WALLS IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
1	3	03/17/2022	B	593	15038627		NOT COMPLIED	06/27/2023	OVERDUE	03/18/2022	05/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE FLUSHING APPARATUS AND MAINTAIN SAME SO AS TO FLUSH EFFECTIVELY THE WATER CLOSET ... IN THE BATHROOM LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
1	3	03/17/2022	B	508	15038629		NOT COMPLIED	06/27/2023	OVERDUE	03/18/2022	05/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 2nd ROOM FROM NORTH AT WEST LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
5	54	03/16/2022	B	508	15037778		NOT COMPLIED	06/27/2023	OVERDUE	03/17/2022	05/05/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT EAST WALL IN THE 2nd ROOM FROM NORTH AT EAST LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								

The City of New York  
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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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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
	<b>P</b>		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
5	54	03/16/2022	B	502	15037777		NOT COMPLIED	06/27/2023	OVERDUE	03/17/2022	05/05/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES AT NORTH AND WEST WALLS IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
5	54	03/16/2022	B	508	15037786		NOT COMPLIED	06/27/2023	OVERDUE	03/17/2022	05/05/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT EAST WALL IN THE 2nd ROOM FROM NORTH AT EAST LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	03/15/2022	C	508	15044423	1 NO ACCESS		06/27/2023	OVERDUE	03/18/2022	03/31/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	03/15/2022	B	508	15044424	1 NO ACCESS		06/27/2023	OVERDUE	03/18/2022	05/06/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT ALL WALLS IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	03/01/2022	A	556	14956974	1 NO ACCESS		04/17/2023	OVERDUE	03/03/2022	06/20/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING AND ALL WALLS IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	03/01/2022	C	569	14956978	1 NO ACCESS		06/27/2023	CERT RECEIVED	03/03/2022	04/03/2022	03/03/2022	03/15/2022
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
2	24	03/01/2022	C	568	14956979		1 NO ACCESS	06/27/2023	CERT RECEIVED	03/03/2022	04/03/2022	03/03/2022	03/15/2022
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
BB		02/16/2022	C	567	14833662		DEFECT LETTER	06/27/2023	FALSE CERT	02/17/2022	03/20/2022	03/03/2022	06/26/2023
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF RODENTS RATS AT FIRE PASSAGE WAY AT NORTH									
		02/16/2022	A	1507	14857287		1 NO ACCESS	04/17/2023	OVERDUE	02/16/2022	06/05/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>	(A) § HMC:FILE ANNUAL BEDBUG REPORT IN ACCORDANCE WITH HPD RULE AS DESCRIBED ON THE BACK OF THIS NOTICE OF VIOLATION OR AS DESCRIBED ON HPD'S WEBSITE, WWW.NYC.GOV\HPD, SEARCH BED BUGS.									
1	1	02/11/2022	B	688	14848828		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/03/2022	04/08/2022
			<i>Viol Desc</i>	§ 27-2037, 2038 HMC: PROVIDE A SAFE AND ADEQUATE SUPPLY OF ELECTRIC SERVICE TO THE FIXTURES AT LIGHT FIXTURE AT CEILING IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1	1	02/11/2022	B	508	14848830		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/03/2022	04/08/2022
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING, EAST AND WEST WALL IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									
1		02/11/2022	B	502	14848925		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE FIRE RETARDANT MATERIAL AT NORTH WALL AT PUBLIC HALL, 1st STORY									

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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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET		Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>		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
		<b>P</b>	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
1	1	02/11/2022	B	508	14848824		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND NORTH WALL IN THE 1st ROOM FROM NORTH AT EAST LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	02/11/2022	B	508	14848821		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 3rd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	02/11/2022	B	502	14848822		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE VINYL TILES FLOOR IN THE 3rd ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
4	42	02/11/2022	B	502	14848837		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE PORCELAIN ENAMEL AT BATHTUB IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 2nd APARTMENT FROM WEST AT NORTH								
4	42	02/11/2022	C	569	14848833		1 NO ACCESS	06/27/2023	DEFECT LETTER	02/16/2022	03/19/2022	03/03/2022	03/15/2022
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 42, 4th STORY, 2nd APARTMENT FROM WEST AT NORTH								
3	34	02/11/2022	B	702	14848856		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 34, 3rd STORY, 2nd APARTMENT FROM EAST AT SOUTH								

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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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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
	<b>P</b>		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
3	34	02/11/2022	B	1503	14848857		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 34, 3rd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
YY		02/11/2022	C	567	14848910		DEFECT LETTER	06/27/2023	CERT RECEIVED	02/16/2022	03/19/2022	03/03/2022	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF RODENTS RAT AT FRONT COURT								
1	1	02/11/2022	C	689	14848831		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	03/01/2022	00/00/0000	09/02/2022
			<i>Viol Desc</i>		§ 27-2005, 2006, 2037 HMC: PROPERLY REPAIR AND ABATE UNSAFE ELECTRIC WIRING CONDITION CONSISTING OF EXPOSED ELECTRICAL WIRE AT WEST WALL IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	02/11/2022	B	501	14848825		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE WINDOW STOOL AT 1ST FROM WEST AT NORTH IN THE 1st ROOM FROM NORTH AT EAST LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	02/11/2022	B	508	14848820		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT EAST WALL IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
4	44	02/11/2022	B	506	14848878		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE MISSING TRANSOM AT DOOR AT ENTRANCE IN THE 1st ROOM FROM NORTH LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								

The City of New York  
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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

<b>Building Location:</b>			<b>Building Profile:</b>					
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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		
	<b>P</b>		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
4	44	02/11/2022	B	502	14848879		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE PRIVATE HALLWAY LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
4	44	02/11/2022	B	508	14848871		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT WEST WALL IN THE FOYER LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
4	44	02/11/2022	B	506	14848863		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE MISSING ESCUTCHEON PLATE AROUND OF STEAM RISER AT CEILING IN THE BATHROOM LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	1503	14848893		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	502	14848899		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES AT ALL WALLS IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	508	14848897		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND ALL WALLS IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								

The City of New York  
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 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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
4	44	02/11/2022	B	508	14848877	1	NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 4th ROOM FROM NORTH AT EAST LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	508	14848891		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT ALL WALLS IN THE 5th ROOM FROM NORTH AT EAST LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	508	14848894		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH WALL IN THE FOYER LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	508	14848900		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE PRIVATE HALLWAY LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	508	14848896		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH WALL IN THE 3rd ROOM FROM NORTH LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
5	54	02/11/2022	B	502	14848898		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 2nd APARTMENT FROM EAST AT SOUTH								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
1	1	02/11/2022	B	502	14848829		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE VINYL TILES FLOOR IN THE FOYER LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1		02/11/2022	A	722	14848924		CIV10 MAILED	04/18/2023	FALSE CERT	02/16/2022	06/05/2022	03/03/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2053 ADM CODE POST SIGN ON WALL OF ENTRANCE STORY BEARING NAME, ADDRESS INCLUDING APARTMENT NUMBER IF ANY, AND TELEPHONE NUMBER OF SUPERINTENDENT, JANITOR OR HOUSEKEEPER. AT PUBLIC HALL, 1st STORY								
1	1	02/11/2022	B	1503	14848817		1 NO ACCESS	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	09/02/2022
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). DEFECTIVE IN THE ENTIRE APARTMENT LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
1	1	02/11/2022	B	502	14848826		1 NO ACCESS	06/27/2023	FALSE CERT	02/16/2022	04/06/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE KITCHEN LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
2		02/11/2022	B	502	14848927		NOT COMPLIED	06/27/2023	OVERDUE	02/16/2022	04/06/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE FIRE RETARDANT MATERIAL AT NORTH WALL AT PUBLIC HALL STAIRS, 2nd STORY								
1	1	02/11/2022	A	554	14848819		1 NO ACCESS	04/17/2023	FALSE CERT	02/16/2022	06/05/2022	03/16/2022	04/08/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE STEAM RISER IN THE BATHROOM LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
1		12/25/2021	B	502	14743192		NOT COMPLIED	06/27/2023	OVERDUE	12/27/2021	02/14/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE FIRE RETARDANT MATERIAL AT CEILING AT PUBLIC HALL, 1st STORY								
2	24	12/25/2021	B	506	14743198	1 NO ACCESS	06/27/2023	OVERDUE		12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE MISSING LIGHT SWITCH COVER PLATE AT NORTH WALL IN THE 3rd ROOM FROM NORTH AT EAST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	12/25/2021	B	508	14743204	1 NO ACCESS	06/27/2023	OVERDUE		12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND ALL WALLS IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	12/25/2021	B	579	14743205	1 NO ACCESS	06/27/2023	OVERDUE		12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE LEAKY AND/OR DEFECTIVE FAUCETS AT BATHTUB IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	12/25/2021	B	501	14743199	1 NO ACCESS	06/27/2023	OVERDUE		12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE SPRING BALANCE AT LOWER WINDOW SASH AT SOUTH WALL. IN THE 3rd ROOM FROM NORTH AT EAST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	12/25/2021	B	501	14743197	1 NO ACCESS	06/27/2023	OVERDUE		12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE DOORS AND DRAWERS WALL CABINET AT EAST WALL IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								

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 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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
BB		12/25/2021	C	569	14743191		DEFECT LETTER	06/27/2023	OVERDUE	12/27/2021	01/27/2022	00/00/0000	06/26/2023
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE AT BASEMENT									
2	24	12/25/2021	B	508	14743200		1 NO ACCESS	06/27/2023	OVERDUE	12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 3rd ROOM FROM NORTH AT EAST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	12/25/2021	B	689	14743201		1 NO ACCESS	06/27/2023	OVERDUE	12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005, 2006, 2037 HMC: PROPERLY REPAIR AND ABATE UNSAFE ELECTRIC WIRING CONDITION CONSISTING OF EXPOSED ELECTRIC WIRES AT CEILING IN THE 3rd ROOM FROM NORTH AT EAST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	12/25/2021	B	506	14743202		1 NO ACCESS	06/27/2023	OVERDUE	12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPLACE WITH NEW THE MISSING LIGHT FIXTURE AT CEILING IN THE 3rd ROOM FROM NORTH AT EAST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
1		12/25/2021	A	556	14743193		NOT COMPLIED	04/17/2023	OVERDUE	12/27/2021	04/15/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>	§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING AT PUBLIC HALL, 1st STORY									
2	24	12/25/2021	B	502	14743206		1 NO ACCESS	06/27/2023	OVERDUE	12/27/2021	02/14/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									

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 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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
2	24	12/15/2021	B	1503	14730413		1 NO ACCESS	06/27/2023	OVERDUE	12/16/2021	02/03/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). MISSING LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
2	24	12/15/2021	B	702	14730414		1 NO ACCESS	06/27/2023	OVERDUE	12/16/2021	02/03/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR MISSING LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
1		12/15/2021	A	722	14730416		CIV10 MAILED	04/18/2023	FALSE CERT	12/16/2021	04/04/2022	03/03/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2053 ADM CODE POST SIGN ON WALL OF ENTRANCE STORY BEARING NAME, ADDRESS INCLUDING APARTMENT NUMBER IF ANY, AND TELEPHONE NUMBER OF SUPERINTENDENT, JANITOR OR HOUSEKEEPER. AT PUBLIC HALL, 1st STORY								
2	24	12/15/2021	C	670	14730410		1 NO ACCESS	06/27/2023	OVERDUE	12/16/2021	12/28/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2031 ADM CODE PROVIDE HOT WATER AT ALL HOT WATER FIXTURES IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
3	32	11/19/2021	A	502	14682331		CIV10 MAILED	04/18/2023	FALSE CERT	11/29/2021	03/18/2022	03/03/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE GROUT CERAMIC TILES AT BATHTUB AREA IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM WEST AT NORTH								
3	32	11/19/2021	A	554	14682333		NOT COMPLIED	04/17/2023	OVERDUE	11/22/2021	03/11/2022	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION AT HEAT RISER PIPE IN THE 1st ROOM FROM NORTH LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM WEST AT NORTH								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
3	32	11/19/2021	A	556	14682330		CIV10 MAILED	04/18/2023	FALSE CERT	11/29/2021	03/18/2022	03/03/2022	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 1st APARTMENT FROM WEST AT NORTH								
AA		10/16/2021	C	619	14629756		NOV SENT	10/19/2021	OVERDUE	10/19/2021	10/28/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2056.4 ADM CODE- CORRECT FAILURE TO NOTIFY OCCUPANTS AND/OR TO INVESTIGATE LEAD-BASED PAINT HAZARDS.								
2	24	10/09/2021	B	579	14611519		1 NO ACCESS	06/27/2023	OVERDUE	10/12/2021	11/30/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE LEAKY AND/OR DEFECTIVE FAUCETS AT SINK IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								
2	24	10/09/2021	B	505	14611523		1 NO ACCESS	06/27/2023	OVERDUE	10/12/2021	11/30/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE BROKEN OR DEFECTIVE ELECTRICAL LIGHT FIXTURE AT CEILING IN THE 2nd ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								
2	24	10/09/2021	B	509	14611525		1 NO ACCESS	06/27/2023	OVERDUE	10/12/2021	11/30/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY SECURE THE LOOSE VANITY AT WASH BASIN IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								
2	24	10/09/2021	B	689	14611522		1 NO ACCESS	06/27/2023	OVERDUE	10/12/2021	11/30/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005, 2006, 2037 HMC: PROPERLY REPAIR AND ABATE UNSAFE ELECTRIC WIRING CONDITION CONSISTING OF EXPOSED ELECTRIC WIRES AT CEILING IN THE 2nd ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH								

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 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

<b>Building Location:</b>			<b>Building Profile:</b>				
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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		
	<b>P</b>		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
4	42	10/08/2021	B	550	14617560		1 NO ACCESS	06/27/2023	OVERDUE	10/08/2021	11/26/2021	00/00/0000	05/28/2022
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... AT THE CEILING IN THE BATHROOM LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
					ORIGINAL VIOLATION 14377217 ISSUED 08-JUN-21 HAS BEEN UPGRADED TO CLASS B PER ADMINISTRATIVE CODE §27-2017.3a(3)(a) or (b).								
1		10/05/2021	B	686	14609803		NOT COMPLIED	06/27/2023	OVERDUE	10/07/2021	11/25/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2040 ADM CODE PROVIDE ADEQUATE LIGHTING AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING AND KEEP SAME BURNING FROM SUNSET EVERY DAY TO SUNRISE ON THE DAY FOLLOWING MINIMUM REQUIRED 100 WATTS AT FRONT AREAWAY, 1st STORY								
1	2	10/03/2021	C	617	14610410		DEFECT LETTER	06/27/2023	OVERDUE	10/07/2021	11/05/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) 1st DOOR FRAME FROM SOUTH AT WEST WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/03/2021	A	508	14606990		1 NO ACCESS	04/17/2023	OVERDUE	10/07/2021	01/24/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE SOUTH WALL IN THE 1st ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/03/2021	C	617	14610413		DEFECT LETTER	06/27/2023	OVERDUE	10/07/2021	11/05/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) 1st DOOR FRAME FROM EAST AT SOUTH WALL, 2nd WINDOW FRAME FROM NORTH AT EAST WALL IN THE 1st ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/03/2021	A	508	14606989		1 NO ACCESS	04/17/2023	OVERDUE	10/07/2021	01/24/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE SOUTH WALL, CEILING IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								

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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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
1	2	10/03/2021	A	554	14606992		1 NO ACCESS	04/17/2023	OVERDUE	10/07/2021	01/24/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE 1st RISER FROM NORTH AT EAST WALL IN THE 5th ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/03/2021	B	508	14606993		NOT COMPLIED	06/27/2023	OVERDUE	10/07/2021	11/25/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE NORTH WALL, CEILING IN THE 5th ROOM FROM NORTH LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/03/2021	C	617	14610412		DEFECT LETTER	06/27/2023	OVERDUE	10/07/2021	11/05/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2056.6 ADM CODE - CORRECT THE LEAD-BASED PAINT HAZARD - PAINT THAT TESTED POSITIVE FOR LEAD CONTENT AND THAT IS PEELING OR ON A DETERIORATED SUBSURFACE - USING WORK PRACTICES SET FORTH IN 28 RCNY §11-06(B)(2) 1st WINDOW FRAME FROM NORTH AT EAST WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	10/03/2021	A	556	14610411		1 NO ACCESS	04/17/2023	OVERDUE	10/07/2021	01/24/2022	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT ALL PEELING PAINT SURFACES IN THE FOYER , THE BATHROOM LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
2	24	09/29/2021	B	579	14586295		1 NO ACCESS	06/27/2023	OVERDUE	09/30/2021	11/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE LEAKY AND/OR DEFECTIVE FAUCETS AT SINK IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	09/29/2021	B	508	14586296		1 NO ACCESS	06/27/2023	OVERDUE	09/30/2021	11/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR CEILING ,NORTH AND WEST WALLS IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
2	24	09/29/2021	B	508	14586297		1 NO ACCESS	06/27/2023	OVERDUE	09/30/2021	11/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING, WEST AND SOUTH WALLS IN THE 1st ROOM FROM NORTH LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	09/29/2021	B	501	14586294		1 NO ACCESS	06/27/2023	OVERDUE	10/04/2021	11/22/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE UPPER CABINETS ROLLER CATCH AT EAST WALL IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	09/29/2021	B	508	14586292		1 NO ACCESS	06/27/2023	OVERDUE	09/30/2021	11/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT EAST WALL IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
1		09/29/2021	B	501	14586291		NOT COMPLIED	06/27/2023	OVERDUE	09/30/2021	11/18/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE LIGHT FIXTURE AT CEILING AT PUBLIC HALL, 1st STORY								
BB		09/23/2021	C	567	14575595		DEFECT LETTER	06/27/2023	OVERDUE	09/24/2021	10/25/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF RODENTS RATS AT BASEMENT								
		09/16/2021	C	620	14564153		NOV SENT	09/17/2021	OVERDUE	09/17/2021	09/26/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 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 TO LEAD-BASED PAINT NOTICES, INSPECTIONS AND REMEDIATION/ABATEMENT ACTIVITIES.								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
2	24	08/24/2021	C	568	14504884		1 NO ACCESS	06/27/2023	OVERDUE	08/25/2021	09/25/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	501	14504882		1 NO ACCESS	06/27/2023	OVERDUE	08/31/2021	10/19/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE DOOR TO UPPER WALL CABINET IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	502	14504889		1 NO ACCESS	06/27/2023	OVERDUE	08/25/2021	10/13/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC FLOOR TILES IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	689	14504892		1 NO ACCESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005, 2006, 2037 HMC: PROPERLY REPAIR AND ABATE UNSAFE ELECTRIC WIRING CONDITION CONSISTING OF EXPOSED ELECTRICAL WIRES AT CEILING IN THE 5th ROOM FROM EAST AT SOUTH LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	508	14504887		1 NO ACCESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING NEAR RISER IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	508	14504894		1 NO ACCESS	06/27/2023	OVERDUE	08/25/2021	10/13/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 5th ROOM FROM EAST AT NORTH LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
2	24	08/24/2021	C	569	14504883		1 NO ACCESS	06/27/2023	OVERDUE	08/25/2021	09/25/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	501	14504895		1 NO ACCESS	06/27/2023	OVERDUE	08/25/2021	10/13/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE ELECTRICAL OUTLET AT WEST WALL. IN THE 5th ROOM FROM EAST AT NORTH LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	A	554	14504890		1 NO ACCESS	04/17/2023	OVERDUE	08/25/2021	12/12/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE STEAM RISER IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	508	14504893		1 NO ACCESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND SOUTH WALL IN THE 5th ROOM FROM EAST AT SOUTH LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	579	14504885		1 NO ACCESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2026 ADM CODE REPAIR THE LEAKY AND/OR DEFECTIVE FAUCETS AT BATHTUB IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									
2	24	08/24/2021	B	502	14504886		1 NO ACCESS	06/27/2023	OVERDUE	08/30/2021	10/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD CABINET AT WASH BASIN IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST									

The City of New York  
 Department of Housing Preservation and Development  
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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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET		Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>		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
		<b>P</b>	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
1	2	08/12/2021	B	550	14496576		DEFECT LETTER	06/27/2023	OVERDUE	08/12/2021	09/30/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2017.3 HMC: TRACE AND REPAIR THE SOURCE AND ABATE THE VISIBLE MOLD CONDITION... 4 SQUARE FEET AT EAST WALL IN THE BATHROOM LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
					ORIGINAL VIOLATION 14215129 ISSUED 12-APR-21 HAS BEEN UPGRADED TO CLASS B PER ADMINISTRATIVE CODE §27-2017.3a(3)(a) or (b).								
3	32	07/14/2021	C	568	14410624		DEFECT LETTER	06/27/2023	OVERDUE	07/15/2021	08/15/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM NORTH AT EAST								
3	32	07/14/2021	B	508	14410628		NOT COMPLIED	06/27/2023	OVERDUE	07/15/2021	09/02/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR ALL WALLS AND CEILING IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM NORTH AT EAST								
BB		07/14/2021	C	569	14410633		DEFECT LETTER	06/27/2023	OVERDUE	07/15/2021	08/15/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE AT BASEMENT								
3	32	07/14/2021	A	529	14410626		NOT COMPLIED	04/17/2023	OVERDUE	07/15/2021	11/01/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REFIT UPPER AND LOWER WINDOW SASH IN THE 1st ROOM FROM NORTH AT EAST LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM NORTH AT EAST								
3	32	07/14/2021	A	554	14410629		NOT COMPLIED	04/17/2023	OVERDUE	07/15/2021	11/01/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION AT RISER IN THE BATHROOM LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM NORTH AT EAST								

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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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
3	32	07/14/2021	C	569	14410623		DEFECT LETTER	06/27/2023	OVERDUE	07/15/2021	08/15/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 32, 3rd STORY, 2nd APARTMENT FROM NORTH AT EAST								
4	42	06/08/2021	C	569	14377210		1 NO ACCESS	06/27/2023	OVERDUE	06/10/2021	07/11/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF MICE IN THE ENTIRE APARTMENT LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/08/2021	C	568	14377211		1 NO ACCESS	06/27/2023	OVERDUE	06/10/2021	07/11/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>		HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/08/2021	B	501	14377213		1 NO ACCESS	06/27/2023	OVERDUE	06/10/2021	07/29/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE SPRING BALANCE AT LOWER SASH WINDOW IN THE KITCHEN LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
4	42	06/08/2021	A	501	14377212		1 NO ACCESS	04/17/2023	OVERDUE	06/10/2021	09/27/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE SPRING BALANCE AT LOWER SASH WINDOW, FIRST WINDOW FROM NORTH AT EAST IN THE 1st ROOM FROM NORTH LOCATED AT APT 42, 4th STORY, 1st APARTMENT FROM NORTH AT EAST								
2	24	05/25/2021	B	508	14360522		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND ALL WALLS IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								

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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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
2	21	05/25/2021	C	568	14360532		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/02/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF ROACHES IN THE ENTIRE APARTMENT LOCATED AT APT 21, 2nd STORY, 1st APARTMENT FROM WEST AT NORTH									
1	3	05/25/2021	B	501	14360559		NOT COMPLIED	06/27/2023	OVERDUE	06/02/2021	07/21/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE INTERCOM SYSTEM IN THE ENTIRE APARTMENT LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST									
4	42	05/25/2021	B	501	14360483		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE COUNTER BALANCE AT LOWER SASH WINDOW IN THE KITCHEN LOCATED AT APT 42, 4th STORY, 2nd APARTMENT FROM WEST AT NORTH									
2	24	05/25/2021	B	508	14360526		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING AND WEST WALL IN THE PRIVATE HALLWAY LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH									
4	44	05/25/2021	B	501	14360500		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE INTERCOM SYSTEM IN THE ENTIRE APARTMENT LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH									
1	3	05/25/2021	B	1503	14360550		NOT COMPLIED	06/27/2023	OVERDUE	06/02/2021	07/21/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2046.1 HMC: REPAIR OR REPLACE THE CARBON MONOXIDE DETECTING DEVICE(S). MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST									

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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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
4	44	05/25/2021	B	502	14360509		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE BATHROOM LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
4	44	05/25/2021	A	556	14360503		NOT COMPLIED	04/17/2023	OVERDUE	06/01/2021	09/18/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT ALL WALLS IN THE FOYER LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	05/25/2021	B	583	14360518		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2026, 2027 HMC: PROPERLY REPAIR THE SOURCE AND ABATE THE EVIDENCE OF A WATER LEAK AT CEILING IN THE 5th ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
4	44	05/25/2021	B	508	14360501		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 5th ROOM FROM NORTH AT EAST LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
1	3	05/25/2021	B	502	14360564		NOT COMPLIED	06/27/2023	OVERDUE	06/02/2021	07/21/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE PORCELAIN ENAMEL AT BATHTUB IN THE BATHROOM LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
2	24	05/25/2021	C	508	14360519		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	06/14/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 5th ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								

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 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>	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
	<b>P</b>		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
2	24	05/25/2021	B	501	14360531		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE DOOR AT WEST WALL LEADING TO ROOM NW5 IN THE 5th ROOM FROM NORTH AT EAST LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH									
4	44	05/25/2021	B	508	14360506		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH AND EAST WALL IN THE 5th ROOM FROM NORTH AT WEST LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH									
3		05/25/2021	B	502	14360583		NOT COMPLIED	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE ERODED MORTAR JOINT AT NORTH WALL AT WEST YARD , 3rd STORY									
2	24	05/25/2021	B	502	14360527		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE BATHROOM LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH									
2	24	05/25/2021	B	508	14360520		1 NO ACCESS	06/27/2023	OVERDUE	06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT ALL WALLS IN THE 5th ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH									
2	24	05/25/2021	A	554	14360523		1 NO ACCESS	04/17/2023	OVERDUE	06/01/2021	09/18/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE STEAM RISER IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH									

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	3	05/25/2021	B	702	14360548		NOT COMPLIED	06/27/2023	OVERDUE	06/02/2021	07/21/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 3, 1st STORY, 2nd APARTMENT FROM NORTH AT EAST								
4	44	05/25/2021	B	502	14360502	1 NO ACCESS	06/27/2023	OVERDUE		06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES FLOOR IN THE FOYER LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	05/25/2021	B	508	14360525	1 NO ACCESS	06/27/2023	OVERDUE		06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT NORTH WALL IN THE FOYER LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
4	44	05/25/2021	B	508	14360504	1 NO ACCESS	06/27/2023	OVERDUE		06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT SOUTH WALL IN THE KITCHEN LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	05/25/2021	B	501	14360524	1 NO ACCESS	06/27/2023	OVERDUE		06/01/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE COUNTER BALANCE AT LOWER SASH WINDOW IN THE KITCHEN LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
4	44	05/25/2021	B	508	14360508	1 NO ACCESS	06/27/2023	OVERDUE		06/01/2021	07/20/2021	00/00/0000	04/13/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT WEST WALL IN THE 3rd ROOM FROM NORTH LOCATED AT APT 44, 4th STORY, 2nd APARTMENT FROM EAST AT SOUTH								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
1	1	05/24/2021	B	508	14163463		1 NO ACCESS	06/27/2023	OVERDUE	05/25/2021	07/13/2021	00/00/0000	09/02/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 1st ROOM FROM NORTH LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH								
2	24	05/24/2021	B	508	14163466		1 NO ACCESS	06/27/2023	OVERDUE	05/25/2021	07/13/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR AT CEILING IN THE 4th ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
2	24	05/24/2021	A	501	14163465		1 NO ACCESS	04/17/2023	OVERDUE	05/25/2021	09/11/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE ENTRANCE DOOR IN THE 4th ROOM FROM NORTH AT WEST LOCATED AT APT 24, 2nd STORY, 2nd APARTMENT FROM EAST AT SOUTH								
1	2	04/12/2021	B	508	14215127		NOT COMPLIED	06/27/2023	OVERDUE	04/14/2021	06/02/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR THE EAST WALL, SOUTH WALL, CEILING IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	04/12/2021	A	554	14215128		1 NO ACCESS	04/17/2023	OVERDUE	04/14/2021	08/01/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE 1st RISER FROM WEST AT NORTH WALL IN THE KITCHEN LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								
1	2	04/12/2021	A	554	14215131		1 NO ACCESS	04/17/2023	OVERDUE	04/14/2021	08/01/2021	00/00/0000	08/13/2022
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE 1st RISER FROM WEST AT NORTH WALL IN THE BATHROOM LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH								

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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	2	04/10/2021	C	567	14202296		DEFECT LETTER	06/27/2023	OVERDUE	04/12/2021	05/13/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	HMC ADM CODE: § 27-2017.4 ABATE THE INFESTATION CONSISTING OF RODENTS RATS IN THE ENTIRE APARTMENT LOCATED AT APT 2, 1st STORY, 2nd APARTMENT FROM WEST AT NORTH									
		04/02/2021	A	1507	14120949		1 NO ACCESS	04/17/2023	OVERDUE	04/02/2021	07/20/2021	00/00/0000	00/00/0000
			<i>Viol Desc</i>	(A) § HMC:FILE ANNUAL BEDBUG REPORT IN ACCORDANCE WITH HPD RULE AS DESCRIBED ON THE BACK OF THIS NOTICE OF VIOLATION OR AS DESCRIBED ON HPD'S WEBSITE, WWW.NYC.GOV/HPD, SEARCH BED BUGS.									
5	54	03/30/2021	B	502	14054961		NOT COMPLIED	06/27/2023	OVERDUE	03/31/2021	05/19/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE CERAMIC TILES AT EAST WALL IN THE BATHROOM LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST									
5	54	03/30/2021	B	501	14054962		NOT COMPLIED	06/27/2023	OVERDUE	03/31/2021	05/19/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE SPRING BALANCES AT LOWER WINDOW SASH IN THE 1st ROOM FROM NORTH LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST									
5	54	03/30/2021	B	502	14054963		NOT COMPLIED	06/27/2023	OVERDUE	03/31/2021	05/19/2021	00/00/0000	06/26/2023
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE VINYL FLOOR TILES IN THE KITCHEN LOCATED AT APT 54, 5th STORY, 1st APARTMENT FROM SOUTH AT WEST									
1	1	12/12/2007	B	702	7057864		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2007	02/01/2008	00/00/0000	09/02/2022
			<i>Viol Desc</i>	§ 27-2045 ADM CODE REPAIR OR REPLACE THE SMOKE DETECTOR MISSING IN THE ENTIRE APARTMENT LOCATED AT APT 1, 1st STORY, 1st APARTMENT FROM WEST AT NORTH									

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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

<b>Building Location:</b>			<b>Building Profile:</b>					
Address: 709 WEST 170 STREET	Range: 709-709		A Units: 21	Ownership/Prog: <b>PVT</b>		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		
	<b>P</b>		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
5	52	12/10/2004	B	530	5244418		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	02/06/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005, 27-2007, 27-2041.1 HMC: REPLACE OR REPAIR THE SELF-CLOSING DOORS THAT IS MISSING OR DEFECTIVE ... IN THE ENTRANCE LOCATED AT APT 52, 5th STORY, 1st APARTMENT FROM NORTH AT EAST								
5	52	12/10/2004	C	508	5244410		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	12/30/2004	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR BATH NORTH WALL IN THE BATHROOM LOCATED AT APT 52, 5th STORY, 1st APARTMENT FROM NORTH AT EAST								
5	52	12/10/2004	B	598	5244395		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	02/06/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2026 ADM CODE REPAIR THE BROKEN OR DEFECTIVE CONNECTION AT KITCH WASTE LINE IN THE KITCHEN LOCATED AT APT 52, 5th STORY, 1st APARTMENT FROM NORTH AT EAST								
5	52	12/10/2004	B	508	5244378		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	02/06/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR CEILINGS AND WALLS IN THE ENTIRE APARTMENT LOCATED AT APT 52, 5th STORY, 1st APARTMENT FROM NORTH AT EAST								
5	52	12/10/2004	C	508	5244362		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	12/30/2004	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR CEILING IN THE 5th ROOM FROM NORTH LOCATED AT APT 52, 5th STORY, 1st APARTMENT FROM NORTH AT EAST								
2	23	12/09/2004	A	554	5242883		1 NO ACCESS	04/17/2023	OVERDUE	12/14/2004	04/07/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE 1st RISER FROM NORTH AT EAST WALL IN THE BATHROOM LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH								

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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
2	23	12/09/2004	B	501	5242900		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	02/06/2005	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE CEILING LIGHT FIXTURE IN THE 2nd ROOM FROM NORTH LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH									
2	23	12/09/2004	A	556	5242889		1 NO ACCESS	04/17/2023	OVERDUE	12/14/2004	04/07/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>	§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE WEST WALL, NORTH WALL, CHAIR RAILS AT EAST WALL, CEILING IN THE 2nd ROOM FROM NORTH AT EAST LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH									
2	23	12/09/2004	A	554	5242890		1 NO ACCESS	04/17/2023	OVERDUE	12/14/2004	04/07/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE 1st RADIATOR FROM SOUTH AT WEST WALL IN THE 2nd ROOM FROM NORTH AT EAST LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH									
2	23	12/09/2004	B	510	5242899		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	02/06/2005	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE & 309 M/D LAW ABATE THE NUISANCE CONSISTING OF NORTH WALL LIGHT SWITCH IN THE 2nd ROOM FROM NORTH LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH									
2	23	12/09/2004	B	501	5241715		1 NO ACCESS	06/27/2023	OVERDUE	12/13/2004	02/05/2005	00/00/0000	00/00/0000
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE CEILING LIGHT FIXTURE IN THE BATHROOM LOCATED AT APT 23, 2nd STORY, 2nd APARTMENT FROM WEST AT NORTH									
2	23	12/09/2004	A	554	5242897		1 NO ACCESS	04/17/2023	OVERDUE	12/14/2004	04/07/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>	§ 27-2005 ADM CODE PAINT METAL IN ACCORDANCE WITH DEPT. REGULATION THE 1st RISER FROM NORTH AT EAST WALL IN THE 2nd ROOM FROM NORTH LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH									

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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 170 STREET	Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>	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	
	<b>P</b>	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
2	23	12/09/2004	A	556	5242887		1 NO ACCESS	04/17/2023	OVERDUE	12/14/2004	04/07/2005	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT THE 1st WALL CABINET FROM NORTH AT EAST WALL, CEILING IN THE KITCHEN LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH								
2	23	12/09/2004	B	501	5242884		1 NO ACCESS	06/27/2023	OVERDUE	12/14/2004	02/06/2005	00/00/0000	00/00/0000
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE CEILING LIGHT FIXTURE IN THE BATHROOM LOCATED AT APT 23, 2nd STORY, 1st APARTMENT FROM EAST AT SOUTH								
2	24	06/21/2004	A	501	5002821		1 NO ACCESS	04/17/2023	OVERDUE	06/22/2004	10/14/2004	00/00/0000	07/26/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE PROPERLY REPAIR THE BROKEN OR DEFECTIVE INTERCOM SYSTEM IN THE ENTIRE APARTMENT LOCATED AT APT 24, 2nd STORY, 1st APARTMENT FROM SOUTH AT WEST								
4	43	06/24/2002	B	508	4253038		1 NO ACCESS	06/27/2023	OVERDUE	06/26/2002	08/19/2002	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR CEILING AND WALLS IN THE 2nd ROOM FROM NORTH LOCATED AT APT 43, 4th STORY, 2nd APARTMENT FROM NORTH AT EAST								
4	43	06/24/2002	B	508	4253051		1 NO ACCESS	06/27/2023	OVERDUE	06/26/2002	08/19/2002	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR WALLS IN THE BATHROOM LOCATED AT APT 43, 4th STORY, 2nd APARTMENT FROM NORTH AT EAST								
4	43	06/24/2002	A	529	4253071		1 NO ACCESS	04/17/2023	OVERDUE	06/26/2002	10/18/2002	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REFIT PUBLIC HALL DOOR IN THE ENTRANCE LOCATED AT APT 43, 4th STORY, 2nd APARTMENT FROM NORTH AT EAST								

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:**

Address: 709 WEST 170 STREET Range: 709-709  
 Boro: MANHATTAN Zip: 10032 CD: 12  
 Block: 02139 Lot: 0185 Census Tract: 25500

**P**

**Building Profile:**

A Units: 21 Ownership/Prog: **PVT**  
 B Units: 0 Bldg Class: NEW LAW TENEMENT  
 No. of Stories: 5  
 MDR #: 131189

Last Insp Dt: 08/29/2023  
 ERP Repair Ind: Y  
 Last ERP: 06/21/2023

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
4	43	06/24/2002	B	508	4253030		1 NO ACCESS	06/27/2023	OVERDUE	06/26/2002	08/19/2002	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR WEST WALL IN THE KITCHEN LOCATED AT APT 43, 4th STORY, 2nd APARTMENT FROM NORTH AT EAST								
4	43	06/24/2002	B	530	4253069		1 NO ACCESS	06/27/2023	OVERDUE	06/26/2002	08/19/2002	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005, 27-2007, 27-2041.1 HMC: REPLACE OR REPAIR THE SELF-CLOSING DOORS THAT IS MISSING OR DEFECTIVE FROM PUBLIC HALL IN THE ENTRANCE LOCATED AT APT 43, 4th STORY, 2nd APARTMENT FROM NORTH AT EAST								
23		06/15/1988	A	506	3243981	155	1 NO ACCESS	04/17/2023	OVERDUE	05/22/2008	09/08/2008	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPLACE WITH NEW THE MISSING PULL CHAIN LIGHT SWITCH BATHROOM CEILING 2 STY SOUTHEAST APT 23. LOCATED AT APT 23								
23		06/15/1988	B	530	3243982	156	1 NO ACCESS	06/27/2023	OVERDUE	05/22/2008	07/10/2008	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005, 27-2007, 27-2041.1 HMC: REPLACE OR REPAIR THE SELF-CLOSING DOORS THAT IS MISSING OR DEFECTIVE ENTRANCE 2 STY SOUTHEAST APT 23. LOCATED AT APT 23								
31		06/15/1988	A	508	3243969	143	1 NO ACCESS	04/17/2023	OVERDUE	05/22/2008	09/08/2008	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR CEILING KITCHEN 3 STY NORTH APT 31. LOCATED AT APT 31								
31		06/15/1988	B	530	3243976	150	1 NO ACCESS	06/27/2023	OVERDUE	05/22/2008	07/10/2008	00/00/0000	07/19/2013
			<i>Viol Desc</i>		§ 27-2005, 27-2007, 27-2041.1 HMC: REPLACE OR REPAIR THE SELF-CLOSING DOORS THAT IS MISSING OR DEFECTIVE ENTRANCE 3 STY NORTH APT 31. LOCATED AT APT 31								

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

<b>Building Location:</b>			<b>Building Profile:</b>			
Address: 709 WEST 170 STREET		Range: 709-709	A Units: 21	Ownership/Prog: <b>PVT</b>		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
		<b>P</b>	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	A	556	3243933	102	1 NO ACCESS	04/17/2023	OVERDUE	05/22/2008	09/08/2008	00/00/0000	07/19/2013
			<i>Viol Desc</i>	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

# Appendix C

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,

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 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 (\$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 \_\_\_\_ day of, \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Alia A. Razzaq, Chief Clerk

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,

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 Supplemental Affirmation and Affidavits Annexed	1, 2, 3, 4, 5, 6, 7, 8
Respondents’ Opposition to Petitioner’s Order to Show Cause, along with 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 170<sup>th</sup> 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. 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).

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

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. 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).

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. 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).

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. Martin v. Martin, 163 A.D.3d 1139, 1141 (3rd Dept. 2018), Speirs v. Leffer, 246 A.D.2d 590, 590-91 (2nd Dept. 1998).

**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, Matter of Department of Env'tl. Protection of City of N.Y. v Department of Env'tl. Conservation of State of N.Y., 70 N.Y.2d 233 (1987), but must demonstrate beyond a reasonable doubt that the alleged contemnor willfully disobeyed a court order. People v Metropolitan, 231 A.D.2d 445 (1st Dept. 1996), Bayamon Steel Processors v. Platt, 191 A.D.2d 249 (1st Dept 1993), Willer v. 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, Matter of Figueroa-Rolon v. Torres, 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. Ferraro v. Ferraro, 272 A.D.2d 510, 512 (2<sup>nd</sup> 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. Madigan v. Berkeley Capital LLC, 205 A.D.3d 900, 906 (2<sup>nd</sup> 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. Wel-Made Enters., Inc. v. Mid Island Redi-Mix, Inc., 81 A.D.3d 717, 718 (2<sup>nd</sup> 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. Matter of Figueroa-Rolon at 121 A.D.3d at 684.

As such, given that criminal contempt is a drastic remedy, Benson Park Assoc. LLC v. Herman, 93 A.D.3d 609 (1st Dept. 2012), which should not be granted absent a clear right to such relief, Pinto v. Pinto, 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

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

ORDERED 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



HON. JACK STOLLER  
J.H.C.

APPROVED  
JSTOLLER , 8/14/2023, 5:51:15 PM

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,

Index No.: 306316-21/NY

-against-

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 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

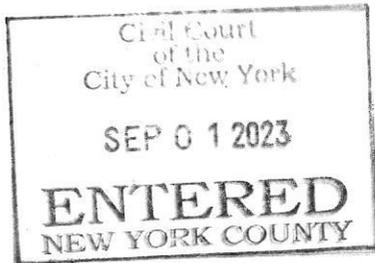
BELMONT VENTURES LLC

in the sum of **Five Hundred Eighty-Nine Thousand Five Hundred Ten Dollars (\$589,510.00)**, 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, 705 W. 170 Street, New York, NY 10032, **Block: 02139, Lot: 0183.**

Judgment entered this 1 day of, September 20 23.

*Alia A. Razzag*

Alia A. Razzag, Clerk



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.: 306316-21/NY

-against-

**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,

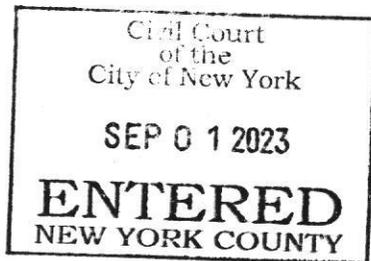
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Upon the Decision/Order dated March 24, 2023, the Decision/Order dated July 10, 2023, and the Order and Judgment for Civil Penalties, and for Criminal and Civil Contempt dated September 1, 2023, it is hereby ADJUDGED that Department of Housing Preservation 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 (\$437,000.00)**, 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, 705 W. 170 Street, New York, NY 10032, **Block: 02139, Lot: 0183.**

Judgment entered this 1 day of, September 2023.



*Alia A. Razzaq*

CHIEF CLERK  
Alia A. Razzaq, Chief Clerk

*[Faint handwritten signature]*  
SEP 12 2023

NEW YORK COUNTY CLERK  
ENTERED  
SEP 12 2023  
CLERK'S OFFICE

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. 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 170<sup>th</sup> 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

to obey the Order To Correct, HPD proves an entitlement to a finding of civil contempt on the papers and without the need for a hearing. Martin v. Martin, 163 A.D.3d 1139, 1141 (3rd Dept. 2018), Speirs v. Leffer, 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, Department of Environmental Protection v. Department of Environmental Conservation, 70 N.Y.2d 233 (1987), and must demonstrate beyond a reasonable doubt that the alleged contemnor willfully disobeyed a court order. People v Metropolitan, 231 A.D.2d 445 (1st Dept. 1996), Bayamon Steel Processors v. Platt, 191 A.D.2d 249 (1st Dept 1993). A knowing failure to comply with a court order gives rise to an inference of willfulness, Matter of Figueroa-Rolon v. Torres, 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. Ferraro v. Ferraro, 272 A.D.2d 510, 512 (2<sup>nd</sup> 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. Madigan v. Berkeley Capital LLC, 205 A.D.3d 900, 906 (2<sup>nd</sup> 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.<sup>1</sup>

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

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<sup>1</sup> 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



HON. JACK STOLLER  
J.H.C.

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