OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street 1st Floor Brooklyn,NY 11217	Summons# : 039167333X et al. (1 summonses) DEPT OF BUILDINGS, -against- ZARUMA, JUAN CAMAS Hearing Date : 9/11/2026 Hearing Location : Remote Type of Hearing : By Telephone

Total Penalty Amount : 1,250.00	**Community Service(Hr):** Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039167333X	Sustained	11/18/2025	103-13 GAR 32 AVE , Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B263	28-204.4	Sustained	1,250.00

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

On 11/18/25, Respodndent Juan Camas Zaruma was issued a summons alleging a per se class 2 violation of AC section 28-204.4 for failure to comply with the Commissioner's order contained in summons #39069425Y. The first scheduled hearing date was 1/27/26. On 2//24/26, the hearing was adjourned on the motion of Respondent to submit further evidence.

On 9/11/26, the hearing was held by telephone. Respondent appered by his attorney Phoebe Dossett. Petitioner DOB appeared by its attorney Ralph Mondiello.

Ms. Mondiello said that Respondent was found in violation of the predicate summons and no compliance has been recorded.

Ms. Dossett denied the charge but submitted no evidence in rebuttal.

I credit the IO's sworn to statement on the summons and find that Petitioner established a prima facie case for a violation of the cited section of law. I do not credit Respondent's denial and find that Respondent failed to submit any proof of compliance, as required. Accordingly, I sustain the summons and impose the mandatory penalty.

09/23/2026 **09/23/2026**

Didi Skaff, Hearing Officer **Date**