



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 No: 037030650J et al. (1 Summons) DEPT OF BUILDINGS, -against- PAYAM MORADOF, AS TRUSTEE Hearing Date: 03/04/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,500.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037030650J	Sustained	10/01/2024	138-28 Queens Blvd Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B179	AC 1RCNY-MISC,RS-MISC	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

The hearing was conducted via telephone conference call on March 4, 2025.

Respondent Payam Moradof was represented by PHOEBE DOSSETT.

Cassie René appeared on behalf of petitioner DOB.

The summons charges: AC 1RCNY-MISC,RS-MISC (1 RCNY 103-16)

Petitioner stated that they rely on the summons.

Respondent testified that they deny with no rebuttal but note that the report has been filed and correction has been issued by the DOB.

Petitioner states that the correction was prior to the first hearing date but this violation is not eligible for mitigation so they recommend the standard penalty.

I credit the summons details and I find that the petitioner has established a valid charge against the respondent. I also find respondent has not established a valid defense.

The summons is sustained and the standard penalty is imposed.

 03/04/2025	03/04/2025
James Klein, Hearing Officer	Date