



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Andre Autz, Esq. - Nacmias Law 592 Pacific Street Brooklyn, NY 11217	Summons No: 0803188019 et al. (1 Summons) DEPARTMENT OF HEALTH & MENTAL HYGIENE, -against- 732 GREENE AVE REALTY LLC Hearing Date: 01/21/2025 Hearing Location: Remote Type of Hearing: By Telephone
---	---

Total Penalty Amount: **\$2,000.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
0803188019	Sustained	09/05/2024	732 Greene Ave Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	AH3Y	NYCHC 151.02(A)	Sustained	\$2,000.00

Findings of Fact & Conclusions of Law

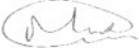
Respondent 732 Green Ave Realty LLC appeared by attorney Andre Autz via telephone hearing on 1/21/2025. The Petitioners did not appear.

The summons alleges a violation of NYC HC 151.02 (a), "this is the fifth violation in 24-month period. Summons-0802703249 was issued on 6/28/2023; Summons 0802951243 was issued on 2/1/2024; summons 0803048712 was issued on 4/30/2024; Summons 0803100632 was issued on 6/25/2024 which are within 24 months. Respondent failed to eliminate condition conducive to rodent infestation in that; An excessive amount of rat droppings was observed near the garbage shed at side left. This if the fifth violation in 24 moth period. Respondent dialed to eliminate condition conducive to rodent infestations in that'

Five rat burrows, two with hair."

Attorney for respondents submitted a letter from Northeastern Environmental Services and invoices from July, August, and September of 2024, marked Respondents exhibit A. The attorney for respondents explains that the letter and invoices show that the Respondents have taken measures to prevent and control the free movement and harborage of rodents by having monthly services from Northeastern Environmental Services, which is a pest control company.

I credit the statements made on the summons and find that the petitioners have established a prima facia case. Furthermore, due to the history of violations of this property pertaining to the same charge, I find that respondents Attorney did not establish the defense of preexisting measures to prevent the harborage and free movement of rodents and pests. Although the Attorney provided evidence of monthly pest control, the Attorney did not provide any statements as to how harborage conditions are being managed (I.e, how the property is being kept clean). Therefore, I find that the Respondent is in violation of the alleged charge and the summons is sustained.

	
01/22/2025	01/22/2025
Muminur Rahman, Hearing Officer	Date