



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: 039136191H et al. (1 Summons) DEPT OF BUILDINGS, -against- L&T CONSULTANTS LLC Hearing Date: 04/02/2025 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
039136191H	Sustained	01/22/2025	575 SAINT MARKS AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B106	27-Misc, 28-Misc, BC -Misc	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Petitioner appeared by Kimberly Manas, Esq. and Respondent appeared by its counsel, Phoebe Dossett, Esq. Respondent is charged with failing to provide adequate Tenant Protection Plan. Respondent denied the charge without rebuttal. I credit Petitioner's statements as made in the summons which were not rebutted. Respondent did correct the violation. Accordingly, this summons is sustained.



05/14/2025

05/14/2025

Herbert Israel, Hearing Officer

Date