



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

Decision

Michael Nacmias, Esq. - Nacmias Law Firm
592 Pacific Street 1st Floor
Brooklyn, NY 11217

Summons# : 035675711J et al. (1 summonses)

DEPT OF BUILDINGS,

-against-

222 BRICKS LLC

Hearing Date : 12/10/2024

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 4,800.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035675711J	Sustained	10/25/2023	690 Jefferson Avenue , Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B1F9	28-201 .1	Sustained	4,800.00

Total Penalty for Summons: 4,800.00

Findings of Facts & Conclusions of Law

The hearing was conducted via telephone conference call on December 10, 2024.

Respondent 222 BRICKS LLC was represented by Phoebe Dossett.

Rafeena Khairullah appeared on behalf of petitioner DOB.

Inspector A. Nakhla, #3375, appeared and testified on behalf of the petitioner.

The summons charges: 28-201.1

Petitioner stated that they rely on the summons and submitted a package of evidence including photos taken by the inspector.

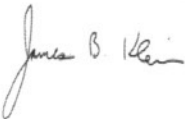
Inspector testified that he went to the location and spoke to a couple of people he witnessed coming out of the building. Those people granted access to the building and told the inspector that they were occupying the unit on the 3rd floor. They also told him about a facebook group where they found the listing for the rooms on the 3rd floor. The inspector further testified that he went to the facebook group online and saw the actual listing for the rooms to rent on the 3rd floor.

The inspector did not get access into the unit on the 3rd floor and did not inspect the unit.

Respondent argues that without access to the unit, the basis for the violation is weak.

I credit the summons details and I find that the petitioner has established a valid charge against the respondent. I also credit the respondent has not established a valid defense in that the respondent did not rebut the facts as stated in the summons.

The summons is sustained.

 12/12/2024	12/12/2024
James Klein, Hearing Officer	Date

