



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: 037025775R et al. (1 Summons) DEPT OF BUILDINGS, -against- Jaime Mora, as Trustee Hearing Date: 10/06/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
037025775R	Dismissed	10/11/2023	3052 FULTON STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B187	28- 201.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Petitioner, NYC DOB, appeared by Kimberly Manas. Respondent, Jaime Mora, as Trustee, appeared by Phoebe Dossett. The first hearing date was scheduled for April 24, 2024 and adjourned to October 6, 2025, today's hearing date. This summons is dismissed.

Respondent is charged under NYC Administrative Code Section 28-201.1 for failure to comply with Commissioner's Order in DOB Violation VIO23-00422. See Petitioner's Exhibit 1.

Respondent claimed that there is no Commissioner's Order in VIO23-00422, that VIO23-00422 was not mailed to Respondent,

that Respondent did not consent to service of VIO23-00422 by electronic means. I do not credit Respondent's argument that there is no Commissioner's Order in VIO23-00422 because Petitioner's documentary evidence shows the order language. I credit Respondent's argument of lack of mailing of VIO23-00422 because the mailing section of VIO23-00422 is blank. I credit Respondent's argument that Respondent did not consent to electronic service of VIO 23-00422 because Petitioner has not provided any documentary evidence to rebut. This summons is dismissed.

MF 1/2

10/07/2025

10/07/2025

Marcelo Martinez, Hearing Officer

Date