



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: 035468624J et al. (1 Summons) DEPT OF BUILDINGS, -against- ANDREW CANCEL Hearing Date: 01/09/2026 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
035468624J	Sustained	04/04/2024	1330 Vreeland Avenue Bronx

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B139	AC 28-301.1	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

For the reasons stated below, the summons is sustained.

Phoebe Dossett, Esq. appears for the Respondent and Kimberly Manas, Esq. and Issuing Officer (IO) Andre Farrer, Badge #2924, appear for the Petitioner Department of Buildings (DOB). The Respondent was charged with a violation of Administrative Code 28-301.1 for the failure to maintain.. Respondent's attorney does not rebut this charge. As such, since there is no rebuttal, I am sustaining the summons and rule violation.

Janine Azriliant

01/09/2026

01/09/2026

Janine Azriliant, Judicial Hearing Officer

Date