

Summons #:035483501P,035483516H and 035243854H

Deanna Lamberti appeared for Petitioner and stated she agrees with Respondent.

Phoebe Dossett, Esq appeared for Respondent and stated that the summonses were issued during the Cure Period of 35483144X which Petitioner can not do .

Based on Ms Dossett's representations, summonses are dismissed.

Summons #:035483144X

Deanna Lamberti appeared for Petitioner .

Phoebe Dossett, Esq appeared for Respondent

Respondent is charged under NYC Administrative Code Section 28-118.3.2 in that there was occupancy contrary to that allowed by DOB records.

Respondent claimed impossibility because the tenant did not allow access and there was an eviction action pending. See Respondent's Exhibit A.

I credit Respondent's argument and documentary evidence. I find that Respondent established the impossibility defense because the eviction action was filed before the date of inspection. This summons is dismissed.

	
02/28/2025	02/28/2025
Beth Badner, Hearing Officer	Date