



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Caroline Kane, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street, 1st Floor Brooklyn, NY 11217	Summons No: 0803460947 et al. (1 Summons) DEPARTMENT OF HEALTH & MENTAL HYGIENE, -against- 16 CHRISTOPHER STREE LLC Hearing Date: 05/28/2025 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
0803460947	Dismissed	04/24/2025	18 GAY ST Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	AH3N	NYCHC 151.02(A)	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Caroline Kane, Esq. appeared for Respondent.

Respondent denied the charge. Respondent submitted into evidence 3 professional exterminator invoices dated Jan, Feb, and Mar 2025. They have been working with this company since at least 2024 based on representing them in other cases.

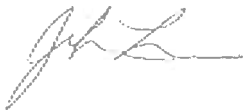
They visit at least every month, towards the end of the month.

The implementation of effective pest control measures prior to the issuance of a summons constitutes a valid defense to the

charge.

A respondent may establish a defense to a charge of HC § 151.02(a) by showing that before the offense, they were taking adequate measures to prevent and control pests, which include monthly professional extermination services, monthly inspections, setting bait traps, and eliminating rat burrows. See *NYC v. Sherwood Salvan*, Appeal No. 1600853 (September 22, 2016).

I find that Respondent established a valid defense by hiring pest control services monthly, including the months prior to the issuing of the summons. Therefore, the summons is dismissed.



06/05/2025

06/05/2025

Jihee Lee, Hearing Officer

Date