



**OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS**  
Hearings Division

**DECISION**

|                                                                                           |                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MABEL OGHOJAFOR - NACMIAS LAW FIRM PPLC</b><br>592 PACIFIC STREET<br>BROOKLYN,NY 11217 | <b>Summons No: 048858710L et al. (1 Summons)</b><br><br><b>THE NEW YORK CITY DEPARTMENT OF<br/>SANITATION,</b><br><br><b>-against-</b><br><br><b>JUST RLTY CORP</b><br><br><b>Hearing Date: 05/08/2025</b><br><br><b>Hearing Location: Remote</b><br><br><b>Type of Hearing: By Telephone</b> |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| <b>Total Penalty Amount:\$50.00</b>          |
| <b>Community Service(Hr): Not Applicable</b> |

| <b>SUMMONS #</b> | <b>SUMMARY DISPOSITION</b> | <b>DATE OF OCCURRENCE</b> | <b>PLACE OF OCCURRENCE</b> |
|------------------|----------------------------|---------------------------|----------------------------|
| 048858710L       | Sustained                  | 02/07/2025                | 112-39 176 STREET Queens   |

| <b>LINE<br/>ITEM</b> | <b>OATH<br/>CODE</b> | <b>CODE<br/>SECTION/RULE</b> | <b>RESULT</b> | <b>PENALTY</b> |
|----------------------|----------------------|------------------------------|---------------|----------------|
| 1                    | AS6M                 | 16-118 (2)(A)                | Sustained     | \$50.00        |

**Findings of Fact & Conclusions of Law**

On 2/27/25, Respondent Jus Rlty Corp. was issued a summons alleging that the IO observed a large accumulation of scattered debris in the front yard of the above indicated place of occurrence during the residential morning routing hour.

On 5/8/25, the hearing was conducted by telephone. Respondent appeared by it authorized representative MABEL OGHOJAFOR. No appearance by Petitioner the Sanitation Department.

Ms. Oghojafor testified that the cited premises is vacant and they clean the sideswalk and surrounding areas twice a week on collection days.

I credit the allegations contained in the summons and find that Petitioner established a prima facie case for a violation under the cited section of law. Although I credit Respondent's testimony, I find that Respondent failed to rebut the charge in that Respondent's twice-weekly cleaning schedule does not constitute reasonable efforts to keep the sidewalk and all surrounding areas visible from the street, free of litter and debris, as required. Accordingly, I sustain the summons and impose the mandatory penalty.

*Didi Skaff*

05/19/2025

05/19/2025

Didi Skaff, Hearing Officer

Date