



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: 039539910L et al. (1 Summons) DEPT OF BUILDINGS, -against- LEE, PATRICIA A Hearing Date: 03/12/2026 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
039539910L	Dismissed	05/07/2025	1991 ATLANTIC AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B223	BC 3307.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared for Respondent and contested the service of the summons, noting that the affidavit of service was blank as to what method was used and supporting information about this service. The information on the affidavit served on OATH only had information filled in at the top of the affidavit with the date and location of the property and the name of the server at the bottom.

Gurtej Sahni appeared for Petitioner and said that he found a different affidavit of service and submitted a copy to me and Ms. Dossett. This copy was materially altered. It does not have the same information as the copy served on OATH. The copy I received has a check in the box of the type of service and a check in the box of the server without their name or other

information. Mr . Sahni said that his copy was fully filled out and sent a copy of it to Ms. Dossett and me. She received it but my copy was different. Even if this was a validly filled out affidavit, it was a material alteration from the copy served on OATH . This is a fatal defect.

I find that service was not properly effectuated.

Accordingly, the summons is dismissed.



03/12/2026

03/12/2026

Joan Silverman, Judicial Hearing Officer

Date