



Office of Administrative Trials and Hearings
Hearings Division

DECISION

Michael Nacmias, Esq. - Nacmias Law Firm 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 035530787Z et al. (1 Summons) DEPT OF BUILDINGS, -against- THUAN TAM REALTY CORP Hearing Date: 03/06/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$3,125.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035530787Z	Sustained	05/08/2021	47 Chrystie St Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	\$3,125.00

Findings of Fact & Conclusions of Law

Petitioner, NYC Dept. of Buildings appeared by attorney, Maria Dollas, and Respondent, Thuan Tam Realty Corp., appeared by attorney, Frank Tamberino, at a remote hearing held on 3/6/2026.

The Summons charges a class "2" violation of AC 28-201.1/28-204.4 for failing to comply with the commissioner's order contained in Summons # 35467655H issued on 1/9/2020, and to file a certificate of correction. The summons charges a Recurring Condition-Aggravated 1 penalty.

Mr. Tamberino stipulated to the Aggravated I condition and denied the current charge with no rebuttal.

I credit the allegations in the summons and find they support a violation of the cited section of law.

Accordingly, I find Respondent in violation of the cited section of law and impose the mandatory penalty for an Aggravated I condition.



03/18/2026

03/18/2026

Janet Gawthrop, Judicial Hearing Officer

Date