



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

Michael Nacmias, Esq.  
Re: 1310 STRATFORD AVENUE LLC  
592 Pacific Street 1st Floor  
Brooklyn, NY 11217

Date: 09/18/2025

Summons No: 035428117Z

Respondent: 1310 STRATFORD AVENUE LLC

OATH is sending you this notice because your motion for a new hearing after you failed to appear has been granted.

The new hearing date is **June 2 2026 at 08:30 AM in Bronx**

You or someone who represents you **MUST** appear for the hearing or the case will be decided against you. If you need an interpreter, one will be provided for free.

***Until further notice, hearings will be by phone, online or by mail. For more information visit our website at [nyc.gov/hearings](https://nyc.gov/hearings).***

- For a **hearing by phone**, email the hearing location where your hearing is scheduled to occur. You must request your hearing at least three (3) business days **before** the new hearing date indicated above.

Bronx: [RemoteBronx@oath.nyc.gov](mailto:RemoteBronx@oath.nyc.gov)

Brooklyn: [RemoteBKLYN@oath.nyc.gov](mailto:RemoteBKLYN@oath.nyc.gov)

Manhattan: [RemoteManhattan@oath.nyc.gov](mailto:RemoteManhattan@oath.nyc.gov)

Queens: [RemoteLIC@oath.nyc.gov](mailto:RemoteLIC@oath.nyc.gov)

Staten Island: [RemoteSI@oath.nyc.gov](mailto:RemoteSI@oath.nyc.gov)

- For a **hearing online**, visit our website at [nyc.gov/Oath](https://nyc.gov/Oath). You must submit your written online defense on or before the new hearing date indicated above.

- For a **hearing by mail**, mail your written defense at least five (5) days before the new hearing date to:

**OATH Remote Hearings Unit, 66 John Street, 10th Floor, New York, NY 10038**

If you cannot participate in a phone hearing, online hearing or hearing by mail, you may email [Livehearings@oath.nyc.gov](mailto:Livehearings@oath.nyc.gov) to request an in-person hearing. You must email at least five (5) business days before the new hearing date.

If you or your representative cannot appear on or by the new hearing date listed above, you must contact us prior to the new hearing date by visiting OATH at [nyc.gov/Oath](https://nyc.gov/Oath) and going to the Clerk's Office section of the website to learn how to request a reschedule of the hearing date.

***If you fail to appear or reschedule this hearing, you will not be given another hearing date, under***

***Section 6-21(e) of Title 48 of the Rules of the City of New York.***

*Need help in your language? Visit [nyc.gov/Oath](https://nyc.gov/Oath) or call 311 for assistance*

**\*Get text message reminders about your hearing:**

**Text OATHreminder to 474747\***

Sincerely,

Buffa Dandelet, Victoria -