



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: 039144246X et al. (1 Summons) DEPT OF BUILDINGS, -against- DANTIM CORPORATION Hearing Date: 11/14/2025 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
039144246X	Dismissed	04/08/2025	404 EAST 140 STREET Bronx

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	28-204.4	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

A hearing was held on November 14, 2025 in connection with summons number 039144246X ("the summons") which was issued based on the failure to comply with a Commissioner's Order at 404 East 140 Street, Bronx, New York ("the premises").

Attorney Kimberly Manas appeared for the Petitioner, and Attorney Phoebe Dossett appeared for the Respondent.

The Petitioner relied upon the summons.

The Respondent made a motion to dismiss the summons based on the Respondent not being the proper party as the prior

cited violation in the summons were issued to a natural person (i.e. Ivonne Guevara). In support of dismissal, the Respondent submitted an evidence package consisting of the following:

1. Bargain and Sale Deed from March 19, 2024 reflecting the transfer of ownership of the premises from Ivonne Guevara to the Respondent corporate entity/Dantim Corporation.
2. NYC Dept. of Finance Office of Register recording deed confirmation for the transfer of the ownership of the premises dated April 29, 2024.RP5217 property sale transfer form dated March 19, 2024 reflecting that the buyer of the premises is the Respondent corporate entity.
3. Customer Registration Form for Water and Sewer Services at the premises with the NYC Dept. of Environmental Protection with the owner referenced as the Respondent corporate entity.
4. Affidavit of Compliance reflecting that the grantee is the Respondent corporate entity.

Also, the Respondent also relied upon Appeal No.: 1601291, *NYC v. Crude Oil Services LLC* (February 2, 2017) in support of the position that the Order to correct must be directed at the specific Respondent.

In rebuttal, the Petitioner stipulated that the underlying/prior violation referenced in the instant summons were issued to a natural person. Also, the Petitioner relied upon the same documents submitted by the Respondent in support of the position that the Respondent corporate entity in the instant summons and the natural person referenced in the prior violation are one and the same.

With respect to the Respondent's evidence package, it bears relevancy to the summons, and accordingly, is admitted into the record as evidence without any objection.

With respect to the merits, the Respondent's motion to dismiss the summons based on the Respondent not being the proper party is granted. In that respect, I credit the evidentiary package presented by the Respondent at the hearing supporting that on the date of occurrence in the instant summons that the Respondent was the owner of the premises which was issued based on the failure to comply with a Commissioner's Order. Both the Petitioner and the Respondent agree that the prior violation referenced in the instant summons was issued to an individual who, based on the Respondent's evidence package, did not own the premises at the time that the instant summons was issued.

Based upon the foregoing, the summons is dismissed.