

Civil Court of the City of New York

COUNTY OF New York

Housing Part B

Index No. HP 6080/2015

**ORDER TO SHOW CAUSE
DIRECTING THE
CORRECTION OF VIOLATIONS
(H.P. Action)**

Patricia Hodge
Tenant(s)/Petitioner(s),
against

90 West Street, LLC
90 West Street, 2nd FL.
New York, NY 10006

Landlord(s)/Respondent(s) Name and Address
and

The Department of Housing Preservation and Development,
(DHPD)

Premises:

90 West Street, Apt #18U
(Street Address & Apt. No.)

New York, New York 10006
(Borough & Zip Code)

Upon the annexed Verified Petition of the above named Petitioner(s), sworn to on 3-27-15:

Let the Respondent(s) or Respondent's attorney(s) show cause at the:

Civil Court of the City of New York

Housing Part: **Part B Room 1166**
111 Centre St., NY, NY 10013

Located at:

On: April 17 2015 at 9:30 AM,

or as soon thereafter as counsel may be heard, why an Order should not be made:

DIRECTING the Respondent(s) to correct the violation(s) alleged in the annexed Verified Petition, and upon failure to do so within the time set for certifying the correction of such violation(s) pursuant to Section 27-2115(c) of the Administrative Code of the City of New York, for an order directing the DHPD to enter a judgment against the Respondent(s) for the penalties stated in Section 27-2115(a) of the Administrative Code and/or granting such other and further relief as may be just.

Service of a copy of this Order, together with the annexed Verified Petition, upon the Respondent(s) (by Certified Mail, Return Receipt Requested/personally) and also upon the Department of Housing Preservation and Development by Certified Mail, Return Receipt Requested, on or before March 30 2015, as permitted by Section 27.2115(j) of the Administrative Code, shall be deemed good and sufficient. Proof of such service may be filed in the Clerk's Office of Housing Part before the return date of this Order to Show Cause, or on the date of trial with the Clerk in the Part indicated above.

If the Respondent is registered with the Department of Housing Preservation and Development, personal service or mailing may be made to the Respondent at the address indicated in such registration.

Mailing to the DHPD shall be made to the:
Department of Housing Preservation and Development
Housing Litigation Bureau
100 Gold Street
New York, NY 10038

3/27/15
Date

[Signature]
Judge, Housing/Civil Court
CHERYL J. GONZALES
JUDGE, HOUSING COURT

Civil Court of the City of New York

COUNTY OF New York

[PLEASE PRESS HARD]

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Patricia Hodge
Tenant(s)/Petitioner(s),

against

90 West Street, LLC

Landlord(s)/Respondent(s)

and

The Department of Housing Preservation and Development, (DHPD)

VERIFIED PETITION IN SUPPORT OF AN ORDER TO SHOW CAUSE

Directing The Correction of Violations (NYCCCA, Section 110(a) and Administrative Code of the City of New York, Section 27-2115)

90 West Street

(Address of Tenant/Petitioner)

New York, New York Apt. # 18 U

1. I, Patricia Hodge PETITIONER, the Petitioner, am the tenant of the above apartment.
Print Tenant's Name

2. The Respondent(s) is/are the owner(s) or agent(s) of the owner of the subject premises.

3. The Respondent(s) has/have violated the Administrative Code of the City of New York in that the following condition(s) presently existing in my apartment has/have not been corrected: (List condition(s)).

- (1) Building Elevator violation (4) _____ (7) _____
- (2) Fire Hydrant violation (5) _____ (8) _____
- (3) _____ (6) _____ (9) _____

4. Administrative Code of the City of New York, Section 27-2115. Allegations.

Tenant's Initials

_____ I have filed a complaint with the Division of Code Enforcement. The Division issued a Notice of Violation. More than 30 days have elapsed. Said violation has not been cured nor has a Certification of Correction been filed with the Division of Code Enforcement.

_____ I have filed a complaint with the Division of Code Enforcement. More than 30 days have elapsed. The Division has failed to issue a Notice of Violation.

P.H. In accordance with the Directive of the Department of Housing Preservation and Development of February 11, 1977, and because the above listed conditions constitute an emergency or a danger to the life, health and safety of the tenant(s), I request that prior notification to the Department of Housing Preservation and Development be waived.

5. I have requested of the Clerk of Housing Court that an inspection of the premises by the Division of Code Enforcement be ordered. I further request that:

- (a) if no inspection report is available on the date of the hearing, that testimony be taken and a violation be placed.
- (b) an order be made directing the owner to correct the violation, and upon the failure to do so within the time set for certifying the correction of such violation pursuant to 27-2115(c) of the Administrative Code, for an order directing DHPD to enter the judgment against the respondent for the penalties stated in Section 27-2115(a) of the Administrative Code.
- (c) permission be granted to serve these papers myself.

6. I have not made prior application for the relief sought herein.

March 26, 2015
Date

[Signature]
Signature of Tenant/Petitioner

VERIFICATION

State of New York, County of NY, ss.:

Patricia Hodge, being duly sworn, deposes and says:

that s/he is the petitioner named above, that petitioner has read the petition and knows the truth of the contents thereof except as to those matters alleged to be on information and belief, and as to those matters petitioner believes them to be true.

Sworn to before me this 27 day of March, 2015

[Signature]
Signature of Tenant/Petitioner

[Signature]
Signature of Court Employee and Title

**Department of
Housing Preservation and Development
Division of Code Enforcement
(Form A-B)**

TENANT'S REQUEST FOR INSPECTION

Civil Court Index No: LT/HP 6080 0015
 County of: New York
 Housing Part: B Room: 1166
 The case of Patricia Hodge
 vs. 90 West Street, LLC

will appear on the Court Calendar on:
April 17 2015 at 9:30 AM/PM

Tenant's Name: Patricia Hodge
 Tenant's Address: 90 West Street
New York, New York 10006
 Apt. No. 184 Floor: 18th
 Tenant's Phone #'s: Home: (917) 231-6643
 Work: () _____

Is there a child under the age of 6 residing in this apartment? Yes No

If yes, please provide name and age or date of birth for each child.

Name	Age/Date of Birth
_____	_____
_____	_____
_____	_____

You may gain access by contacting: Liz Aves (212) 587-9090 x 404

Apt. No. (Or Public Area)	Which Room?	TENANT'S ALLEGATION OF VIOLATIONS	DIVISION OF CODE ENFORCEMENT
		Conditions(s) - Be Specific	Inspector's No: _____ Date: _____ Signature REPORT
<u>PUBLIC AREA</u>		<u>1. Elevator Violation</u>	
<u>PUBLIC AREA</u>		<u>2. Fire Hydrant Violation</u>	
		<u>3.</u>	
		<u>4.</u>	
		<u>5.</u>	
		<u>6.</u>	
		<u>7.</u>	
		<u>8.</u>	
		<u>9.</u>	
		<u>10.</u>	

In connection with the above mentioned case in the Civil Court of the City of New York, I, the tenant of the apartment referred to, wish to call the Court's attention to the conditions listed above which I allege are violations, and request that an inspection of the property be made to verify my allegations.

Date of Request: 3/27/2015 Tenant's Signature: Patricia Hodge

INSPECTION DATE	INSPECTION TIME
An inspector will come to inspect these conditions on: <u>4/16/2015</u>	<input checked="" type="checkbox"/> 10 AM - 2 PM <input type="checkbox"/> 2 PM - 6 PM <input type="checkbox"/> 5 PM - 9 PM <input type="checkbox"/> Weekend 10 AM - 3 PM <input type="checkbox"/> Staten Island 10 AM - 2 PM