

CIVIL COURT OF THE CITY OF NEW YORK

County of New York
Date 3-11-16 Part B

Index No. L&T: NP 6310/15

Page 2 of 2

Hon. PHYLLIS KRULIK Saxe
JUDGE, HOUSING COURT.

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

Party (please print)

Added/Amended
or Deleted

Appearance

No Appearance

No Answer

Petitioner				
Respondent 1				
Respondent 2				
Respondent 3				

Whereas, the petitioner alleges that all the violations concerning painting of the subject apartment, namely #11052156 (kitchen); #11052161 (1st room from front); #11052163 (kitchen); #11052164 (bathroom); and #11052169 (private hallway) ~~and~~ have been cured and
Whereas, the petitioner further alleges that the mold violation (#11052154) has been cured as well and

Whereas, the respondent-over and the petitioner agree that the violation #11052178 (~~the~~ ^{CHAIN (SHAD)} ~~door~~) has not been corrected as yet;

It is Agreed:
(1) That the petitioner shall provide access for the correction of said violation outstanding on 3-14-16 from 9:00 AM to 12:00 PM.

(2) Petitioner may not as to non-compliance.
(3) Petitioner reserves her claim for cost for 3/03 failure to comply.

Civil Court of the City of New York

COUNTY OF New York
Small Claims/Commercial Claims Part

Index Number S.C. 2322/2014

Scott J. Gregory Claimant(s),

against

Nezar, Hana Defendant(s)

NOTICE OF JUDGMENT

DECISION: After Trial/Inquest, the decision in the above action is as follows:

A. ☐ Judgment in favor of Claimant

Judgment Award Amount

\$ 286.-

Interest

\$

Disbursements

\$ 15

TOTAL JUDGMENT

\$ 301.-

*When an Award has been granted,
information below the bold line and
on the reverse side applies to all parties.*

B. ☐ Judgment in favor of Defendant. Claim Dismissed. No monetary award.

Information below the bold line and on the reverse side of this form does not apply to Dismissed Claims

12/8/14
Date

[Signature]
Judge, Civil Court/Arbitrator

APPEAL: An Appeal may only be taken from an Order or a Judgment rendered by a Judge (not an Arbitrator), after a trial.

An Appeal from this Judgment must be taken no later than the earliest of the following dates:

- (i) thirty days after receipt in court of a copy of the judgment by the appealing party,
- (ii) thirty days after personal delivery of a copy of the judgment by another party to the action to the appealing party (or by the appealing party to another party), or
- (iii) thirty-five days after the mailing of a copy of the judgment to the appealing party by the clerk of the court or by another party to the action.

INFORMATION FOR THE JUDGMENT DEBTOR

(The party against whom a money judgment has been entered)

YOU HAVE A LEGAL OBLIGATION TO PAY THIS JUDGMENT TO THE JUDGMENT CREDITOR.

YOU MUST PRESENT PROOF TO THE COURT UPON SATISFACTION OF THE JUDGMENT.

Your failure to pay the judgment may subject you to any one or any combination of the following:

- a) garnishment of wage(s) and/or bank account(s).
- b) lien, seizure and/or sale of real property and/or personal property, including automobile(s)
- c) suspension of motor vehicle registration, and/or drivers license, if the underlying claim is based on judgment debtor's ownership or operation of a motor vehicle.
- d) revocation, suspension, or denial of renewal of any applicable business license or permit.
- e) investigation and prosecution by the State Attorney General for fraudulent or illegal business practices.
- f) a penalty equal to three times the amount of the unsatisfied judgment plus attorney's fees, if there are unpaid claims.

If you did not appear in court on the day the Hearing was held, you are a defaulting party. A judgment may have been taken against you even though you were not in court. If that is so, you may come to the court and apply in writing to have the default judgment opened. You must give the Judge a reasonable excuse for your failure to appear in court and show that you have a meritorious defense. The Judge will review your request and may vacate the default judgment and give you another change to go to court.

THE JUDGMENT IS VALID FOR A PERIOD OF 20 YEARS. IF THE JUDGMENT IS NOT COLLECTED UPON THE FIRST ATTEMPT, FURTHER ATTEMPTS TO COLLECT MAY BE MADE AT A LATER DATE.

("INFORMATION FOR THE JUDGMENT CREDITOR" is on the reverse side.)

Joey repeats The
perjury on a new
Affidavit after not
showing on 3/14/16, per

3/11/16 settlement.

Then lies in court, saying
they came at 9:20 a.m.

Joey after hearing 3/11 and
after being shoved by Judge Saxe:

"I'm glad you live on
my building." —
whispered to me as he walks past
me, leaving court.

CIVIL COURT OF THE CITY OF NEW YORK

County of NY
Housing Part

Index No.: HP 60062/14

**ORDER TO SHOW CAUSE
FOR A FINDING OF HARASSMENT
and FOR A RESTRAINING ORDER
(H.P. Action)**

Gregory Scott
Tenant(s)/Petitioner(s)

-against-

Hamdi Nezaj / Kosova Properties
Owner(s)/Respondent(s) and
The Dept. of Housing Preservation and Development (DHPD)

Premises:

83 Park Terrace W., Apt 3A
(Street Address & Apt./Room No.)
NY NY 10034
(Borough & Zip Code)

Upon the Verified Petition of the above named Petitioner(s), sworn to on 3/11/14

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

Civil Court of the City of New York, Housing Part:

Located at:

On:

Part B Room 1186

111 Centre St., NY, NY 10013

March 31, 2016

at 9:30 A.M.,

or as soon as everyone can be heard, why an Order should not be made:

- a) finding that the Respondent(s) has/have harassed Petitioner(s) pursuant to Section 27-2005[d] of the Administrative Code of the City of New York;
- b) determining that a class c violation existed at the time the harassment occurred;
- c) restraining the Respondent(s) from violating Section 27-2005[d] and directing the Respondent(s) to ensure that no further violation occurs;
- d) imposing civil penalties upon the Respondent(s) in an amount not less than one thousand dollars and not more than five thousand dollars for each dwelling unit in which the Petitioner(s) have been the subject of a violation of 27-2005[d]; and
- e) awarding such other and further relief as this court deems just and proper.

Service of a copy of this Order, together with the annexed Verified Petition, on the Respondent(s) (by Certified Mail, Return Receipt Requested/personally) and the Department of Housing Preservation and Development by Certified Mail, Return Receipt Requested, on or before 3/15/16, as permitted by Section 27-2115 (j) of the Administrative Code, will be considered good and sufficient. Proof of the service can be filed in the Clerk's Office of the 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(s) is/are registered with the Department of Housing Preservation and Development, personal service or mailing may be made to the Respondent(s) at the address indicated in such registration.

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

3/11/14
Date

[Signature]
Judge, Housing/Civil Court

Civil Court of the City of New York

County of _____

Housing Part

Index Number 6062/14

**VERIFIED PETITION
IN SUPPORT OF AN
ORDER TO SHOW CAUSE**

Requesting an Order Finding
Harassment and Restraining Respondent(s)
From Harassing Tenant(s)/Petitioner(s)
(Section 27-2115 Administrative Code of
the City of New York)

Gregory Scott
Tenant(s)/Petitioner(s),

-against-

Hamdi Mezaj / Kosova Properties
Owner(s)/Respondent(s), and
The Dept. of Housing Preservation and Development (DHPD)

83 Park Terrace W.

(Address of Tenant/Petitioner)

NYNY 10034 Apt. /Rm. # 3A

PETITION

1. I, Gregory Scott, the Petitioner, am the tenant/person lawfully
entitled to possession of the above apartment/room.

2. The Respondent (s) is/are the owner(s) or agent(s) of the owner of the apartment/room.

The address of the Respondent(s) is: 3126 41st Ave, Bronx, NY 10462

3. **Check One**

☒ I do not live in a one or two family house.

☐ The apartment/room is in a one or two family house but there are more than two families living in
the house or building.

4. I am not a shareholder or condominium owner living in the apartment. I am not a person lawfully
entitled to live with such shareholder or condominium owner.

5. In accordance with the Administrative Code of the City of New York section 27-2005[d] I make the
following statements: The Respondent has or a person/persons on his/her behalf has/have:

a) Violated the Administrative Code of the City of New York Section 27-2005[d] by causing or
intending to cause the tenant/petitioner to move out of the above mentioned apartment/room or to
give up or waive any rights to such apartment/room, and

b) The Respondent has or a person/persons on his/her behalf has/have:

Check any boxes that are correct

☒ used force or said they would use force or implied the use of force.

☐ repeatedly interrupted or stopped giving essential services and a violation of record was issued.

☐ failed to timely comply with NYC Admin. Code §27-2140[c] by failing to correct the
conditions which made the apartment(s)/room(s) unlivable or unfit for habitation, which are
described in the Vacate Order issued by DHPD pursuant to NYC Admin. Code §27-2139[b],
and a violation of record has been issued for at least one of those conditions.

☐ repeatedly brought court cases for no good reasons.

☐ removed my possessions from the apartment.

☒ repeatedly caused or permitted acts or omissions that substantially interfered with or disturbed
the comfort, peace or quiet of the tenant/petitioner. If the acts or omissions involve physical
conditions in the apartment/room/public areas, a violation of record was issued.

☒ removed the door to the apartment or made the lock to the apartment not work, or changed the
lock on the apartment door without giving a key to the new lock to the tenant/petitioner.

606.2(16)

Complete the following section (2A-2D) if you are also claiming harassment under section 27-2115.

2A. Check One

- ☐ I do not live in a one or two family house.
- ☐ The apartment is in a one or two family house but there are more than two families living in the house or building.

2B. I am not a shareholder or condominium owner living in the apartment. I am not a person lawfully entitled to live with such shareholder or condominium owner.

2C. In accordance with the Administrative Code of the City of New York section 27-2005[d] I make the following statements: The Respondent has or a person/persons on his/her behalf has/have:

- i) Violated the Administrative Code of the City of New York Section 27-2005[d] by causing or intending to cause the tenant/petitioner to move out of the above mentioned apartment/room or to give up or waive any rights to such apartment/room; and
- ii) The Respondent has or a person/persons on his/her behalf has/have:

Check any boxes that are correct

- ① ☐ used force or said they would use force or implied the use of force.
- ☐ repeatedly interrupted or stopped giving essential services and a violation of record was issued.
- ☐ failed to timely comply with NYC Admin. Code §27-2140[c] by failing to correct the conditions which made the apartment(s)/room(s) unlivable or unfit for habitation, which are described in the Vacate Order issued by DHPD pursuant to NYC Admin. Code §27-2139[b], and a violation of record has been issued for at least one of those conditions.
- ☐ repeatedly brought court cases for no good reasons.
- ☐ removed my possessions from the apartment.
- ② ☒ repeatedly caused or permitted acts or omissions that substantially interfered with or disturbed the comfort, peace or quiet of the tenant/petitioner. If the acts or omissions involve physical conditions in the apartment/room/public areas, a violation of record was issued.
- ☐ removed the door to the apartment or made the lock to the apartment not work, or changed the lock on the apartment door without giving a key to the new lock to the tenant/petitioner.

Please provide dates and details as to the items you checked above:

- ① 3/4/15: Joey Neza, landlord's son, threatened me with do. Rpt. 11/5 started
Tenants Assoc. Called police & co-founded with C. Napolitano. She & I
have been subject to repeated harassment and she won her own HP case
* 1847/15, one issue being the same as this: being deprived of an
outside door key as of 7/26/15 for a legal roommate. Other Police Rpt
#s are 2015-0340667 and 5985. ② 9/16/15: Joey's super had me
falsely arrested, for breaking a window in the unit stairway in the evening. It
became public knowledge on 9/17/15 the broken window was seen by many others
7 hrs earlier. DA dismissed case against me 3/2/16 & I am starting crim. & civil proceedings.
③ Still no stairway lights AT NIGHT and still no 3rd key for the 3rd legal
resident of Apt 3A (wife, roommate, and myself).

606.2/14

2D. In accordance with the Administrative Code of the City of New York, I make the following request:

- i. find that owner(s)/respondent(s) has/have harassed me pursuant to 27-2005[d];
- ii. decide that a class c violation existed at the time the harassment occurred;
- iii. order the owner(s)/respondent(s) to stop harassing me under 27-2005[d] and 27-2121;
- iv. order the owner(s)/respondent(s) to pay to the Department of Housing Preservation and Development civil penalties for no less than \$1,000 and not more than \$5,000 for each dwelling unit in which violations are found following 27-2115(m); and
- v. award such other and further relief as this court deems just and proper.

Prior Relief Check the box that applies:

- ☐ I have / ☐ I have not brought a case to correct violations
☐ I have / ☒ I have not brought a case in Housing court for harassment

Give index numbers and/or dates

HIP 6310 / 15

Check if requested ☐ The petitioner requests that permission be granted to serve these papers him/herself.

3/11/16
Date

March 31, 2016
Dr. Gregory Scott Court
Signature of Tenant/Petitioner

VERIFICATION

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

Gregory Scott, being duly sworn, deposes and says:

I am the petitioner named above, I have read the petition and know the truth of the statements except as to those matters alleged to be on information and belief, and as to those matters I believe them to be true.

Sworn to before me this 11 day of Mar, 2016

US Hz
Signature and Title of Court Employee, or
Notary Public

Dr. Gregory Scott
Signature of Tenant/Petitioner