

## **Would You Retain This Lawyer?: Jennifer Rozen**

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### **— Or, Should She Even Be Practicing Law?**

by Dr. Gregory L. Scott

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This page functions as journalism or as a public service announcement, summarizing my history with Jennifer (Addonizio) Rozen, who was my attorney from 2020-2022 as a Plaintiff in a Housing Court ("HC") suit for about 28 counts of Harassment against my criminal landlord Kosova Properties, including Hamdi & Shpend aka Joey Nezaj and the rest of their Albanian clan that is based in New York City.

Rozen seemingly colluded with their attorney Carlos Perez-Hall (of Borah Goldstein Altschuler Nahins & Goidel, P.C.) to prolong the start of the remotely-conducted trial when I was in danger from the landlord, being confined to his building during the initial quarantine and lockdown because of Covid-19 even though I was a Plaintiff in two ongoing cases in NY Supreme Court ("NYSC") at the time. (NYSC is the name for civil court, *not* the Appeals Court, which in NY is above the NYSC.) After a couple of trial postponements in HC, I fled New York City in October 2021 to untraceable destinations after travel opened up (with restrictions like three covid vaccines), having sublet my rent-stabilized unit for the 2-year maximum. This meant, I estimated, that I would not be a target for the landlord and in no danger for at least two years.

However, instead of informing me of the option of a "stay" of the trial at that point (Oct 2021, of which more below, which means the trial would be postponed without me losing because of Statute of Limitations issues or the like all the previous legal work and paid fees, she then seemingly helped Perez-Hall destroy the first two days of the finally allocated three-day trial for February 8 (Tuesday) to 10 (Thursday) 2022, by, for instance, breaking the long-published Trial Rules dealing with the exchange of exhibits and witness lists.

That is, Perez-Hall not pass on the exhibits by the required End of Day, February 3 (Thursday), but the two lawyers could not get their stories straight: Initially, Rozen claimed that her paralegal had hand-delivered a USB stick with our exhibits in October 2021 to Perez-Hall's law office, during the ongoing pandemic and contrary to the Trial Rule indicating that the exchanges were to be done digitally, but Rozen would never provide me a copy of the proof, apparently something like an *Affidavit of Service*, that Perez-Hall had received the exhibits. Moreover, Perez-Hall concocted a long witness list that was in large part fabricated, with no last name or address for some of the witnesses. Not only was the list forthcoming only after the deadline but it caused sleep deprivation in trying to prepare for potential witnesses at the last minute.

This, and other help that Rozen gave Kosova if only denying it to me, all ultimately led to a mistrial in May 2022, because Judge Schneider retired from practice at that point, which meant a new judge had to be selected and the process started in many ways from scratch. At that point, also Rozen lied to me, claiming that our attorney/client relationship had broken down and insisting on keeping all fees (\$33,400+ over two years). The only clear reason she gave was "personal problems" at home, including having a dog that might have cancer.

She subsequently withdrew from the case, lying to the judge at the hearing of 22 Sept 2022 and strongly suggesting that I would commit violence against her. (I had never met her in

person until that hearing, because, to underscore, during the pandemic everything had been done remotely until about August 2022 and even though theoretically I could have “threatened” her with a communication, the correspondence all show a polite if formal dynamic until her prevarication and her telling me to find another lawyer. Also, Rozen, about 40 years old, is built like the proverbial brick outhouse, and, despite being a man, I was 72 years old at the time and would have been leery, if not afraid, of engaging in any violence whatsoever with her. Many women have martial arts training nowadays. One can see her picture (at least as of 27 August 2025) at: <https://www.rozenlawgroup.com/jennifer-rozen>

Only in Dec 2022 did I discover through a new NYSC lawyer that I could ask for a stay, which he and I did in Jan 2023. As of this date (Aug 2025), the HC trial is paused until the NYSC cases are decided, and “already” in Mar 2025, a jury ruled that the superintendent of Kosova had had me falsely arrested in September 2015, with damages awarded to me. Hamdi was found to have committed two perjuries during the trial, and Joey has been shown after to have committed at least three felony ones, punishable by up to 7 years in jail, should the DA prosecute. This means that when the HC trial is re-started the defendants will be in great peril from the beginning, even apart from separate overwhelming hard evidence for the 28 different harassments, which were completely separate from the false arrest.

Perez-Hall also committed misconduct not only with respect to exchanging the Exhibits and Witness List no later than two business days before the start of trial, but seemingly with another action that was part of my related application for a (legal) subtenant, as noted, to escape the danger, among other reasons. (Perez-Hall misrepresented the law in writing in trying to hinder the sublet, which I forced through anyway by following all seven legal step.) Finally, Perez-Hall's associate Zachary Cohen also either suborned perjury from Hamdi's third son, Faton aka John Nezaj, or allowed him to sign falsely under oath an *Amended Notion of Motion* on 12 February 2021 with facts that only applied to Joey.

Documentation for the misconduct by the three lawyers has been submitted to the NY BAR Grievance Committee (“GC”) and I await any and all of their rulings (it is publicly advertised that they allow the lawyers to defend themselves against charges and then I am allowed a final rebuttal).

However, because, as mentioned, the HC suit was stayed in Jan 2023 until after the two NYSC suits are decided, and because the evaluation/ruling by GC may not occur for another 2-6 years if the GC goes at the same snail's pace as NYSC, in the interest of public safety and transparency, I make this all known (I am forbidden by law from revealing the contents of communications from the GC). To emphasize, Rozen in no way helped with the stay and if she had seemingly advised me properly in Oct 2021, after I fled my apartment for the two-year sublet and was not in danger by the landlord, the advice would have saved me thousands of dollars in legal fees, much work and time for the sabotaged trial and subsequent planned hearings, in addition to much emotional distress, of which more below.

Other potential clients of Rozen might wish to consider my case before retaining her for anything or everything. Perhaps a simple action on a legal form poses no or very little risk to them, but if what I claim above is true and if she was willing to put her own interest, and seemingly Kosova's, ahead of mine, why would she put *their* interests over her own? (The Trial Transcripts may have been viewed already under “Subject 2” of the webpage at

<https://truejusticesociety.org/local-state>

but are repeated at these links:

### **First Day of Trial, 8 Feb 2022**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/scott-v-kosova-properties-et-al-lt-301175-20-ny-2-8-22-mp84P6Gp26ivNnrw.pdf>)

### **Second Day of Trial, 10 Feb 2022**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/scott-v-kosova-properties-et-al-lt-301175-20-ny-2-10-22-AMqDGxvy6aF18xa6.pdf> )

### **Rozen Withdrawing From Case, But Keeping \$33k**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/scott-v-kosova-properties-et-al-lt-301175-20-ny-9-22-22-YZ9E5703q1s2Dq18.pdf> )

All lawyers can be expected to have equal self-interest despite their typical claims that they only care about their client (which I've discovered is true only for a minority of wonderful, truly ethical lawyers). It is a business after all, and they have mortgages and rent to pay. However, throwing a paying client under the bus seems to me to exclude that the individual should ever be able to practice law again, and I say this as someone who taught *Ethics* and *Business Ethics* at universities in the USA & Canada.

### **Consequences of the Mistrial**

There was arguably additional harm in my case, whether or not Rozen could reasonably have anticipated it, notwithstanding that she knew from the beginning of my NYSC cases, filed in 2016 and 2019 respectively (again, she was retained in August 2020). Her actions *and inactions* (such as never introducing Hamdi Nezaj's perjuries on his deposition during my two hours of testimony) were seemingly so effective in Kosova's view that Kosova, it can be deduced, repeated some kind of inducement to my attorney Robert Basil for the first trial in NYSC in Jan-Mar 2025, sabotaging that case also. As covered in more detail at the following, he also purposefully and unethically withheld the perjuries and other evidence, helping Hamdi (who, as mentioned, was found to have committed two perjuries during the trial) and Joey Nezaj pin all the blame for a false arrest in 2015 on their long-gone and in-default employee, the superintendent Lazer Plumaj:

<https://truejusticesociety.org/local-state> (see Topic 1 and its URLs)

and

[Documents # 110 to 127, e-filed on NYSCEF](#), Index #155225/2016, from 5/18/25 onwards.

The public can view these along with any newer (or older) filings, and they show the arguments of my new, superb attorney Kenneth McCallion in moving for a retrial because, in my own words, of how my own attorney Basil sabotaged my case.

In essence, the jury was deprived of the evidence against Hamdi and Joey, one, if the not the primary, reason they ruled that only Plumaj, despite being directly under the supervision of the other two defendants and being in official default since about 2018 and never appearing for legal hearings, had had me falsely arrested. Any retrial will show at least some of the evidence that helps prove Joey led the false arrest *and committed many perjuries on his deposition and on the stand*. In short, Basil cleverly helped Hamdi & Joey pin all the blame and any financial responsibility on the long-gone and unreachable super.

*None of this presumably would have happened* if Rozen had not helped Kosova destroy two of the three days allocated to my case in Feb 2022, and if she had introduced the Nezaj's perjuries (as she and I had agreed she would do) during my 1-1.5 days of expected testimony. (I only had 2 hours on the third day before the judge had to stop, and because of the mistrial I was never allowed to conclude my testimony. Still there were about six relevant perjuries by Hamdi for the relevant sections of my testimony.)

### **Upcoming Actions Against Rozen**

One attorney suggested that a "breach of contract" suit against a sabotaging lawyer defaults to malpractice, and he thought that negligence would be the charge to bring, or to prove, in the

relevant suit, which he claimed (seemingly correctly) has a 3-year Statute Of Limitations("SOL"). However, I have ignored him and his \$550/hour fee because there appears to be the option of Breach of Fiduciary Duty, which, with fraud, has a 6-year SOL. This can involve not only compensatory but punitive damages in a civil suit. Potentially worse, in reply to the question "can breach of fiduciary duty be criminal offense in new york," the AI Google answer is:

*Yes, a breach of fiduciary duty can lead to criminal charges in New York **if the breach also involves criminal actions like fraud, embezzlement, or theft**, in addition to civil penalties. While the initial claim for breach of fiduciary duty is a civil matter, the underlying conduct, if proven to be a crime, can result in criminal prosecution, fines, probation, or imprisonment. (24 Aug 2025).*

Thus, once the full damages of Rozen's actions (and inactions) are determined, given the ongoing and unfinished legal developments, some kind of suit will be filed, with SOL going until Sept 2028.

## Advice to Those Considering a Civil Suit in NY

This is not legal advice, and a lawyer will offer more experienced recommendations for a potential suit. Rather, the following intends to help someone prepare for getting an attorney or for dealing with them and the legal system, based on my personal experience since 2015, including HC, NYSC and the quasi-court of DHCR, which can involve a trial with an administrative judge after a hearing by a DHCR lawyer (who must allow a case to go to trial after a required “mediation” and who tries, often in absurd circumstances, to make the parties “friendly”).

Ridiculously, these hearings in DHCR are not under oath (as is the case for the first level of HC hearings), and, moreover, there are very loose standards and policies that favor a landlord or his lawyer who would be experienced in the venue, against a tenant coming in expecting fairness and commonsense. Considering how lengthy the explanation of these and related points are, I consign them to an Appendix. One other obvious difference between HC (also called for whatever reason “HPD,” short for Housing Preservation & Development) and DHCR, because their responsibilities and scope sometimes overlap: In HC one must pay a fee of about \$45 (unless indigent) in person at 111 Centre Street to see a judge in HC but one can get to a hearing quickly, maybe a week later. In DHCR, one can file a form either online or through the mail without charge, but it may take six months to have the hearing and rarely takes less than four-six months to see results.

I attended once a case in Federal Court to experience the proceedings, and it was very similar to, if a bit more rigorous than, NYSC, with depositions. HC, as indicated above, allows no depositions, and thus one can get to a trial must faster, which, if against a landlord using a standard rental form, may require a judge and not allow a jury, for good or for bad. The bad is that juries often award larger damages and the good is that a judge is cheaper, saving all the time and effort to select a jury.

Be prepared for a long process in NYSC (as emphasized, HC is faster, because there are no depositions allowed, *but fines and damages are much lower or non-existent for, e.g., a Plaintiff-tenant, who must hire the attorney and yet the major part of any fine for a suit such as mine, for Harassment, could and normally does go to NY State*): my first case in NYSC has taken over nine years since it was filed, over ten years since the false arrest itself, and the second, the aggravated assault and another false arrest by the landlord’s son Joey Nezaj in Nov 2018, has been stalled with the defendants from Kosova not having had their depositions taken as of the date of this publication (27 Aug 2025) because of shenanigans from the lawyers. The stayed case in HC will only restart after both NYSC cases are finished, but this means having to find another lawyer, which may not be so difficult this time because of the trial in Jan-March 2025, in which provably Hamdi & Joey commit five perjuries, with many more extractable from the depositions for the case in NYSC, depositions which Judge Schneider allowed in as evidence against the objections of Kosova’s lawyers. I have heard of a number of other cases in NYSC from different attorneys that have taken 7-9 years or more.

Set up an easy system of keeping evidence, correspondence and motions, and always, always, always back up everything, especially the hard evidence, on the cloud as soon as possible. I suggest at least a chronological system, and maybe cross-references to a different ordering (e.g., Motions, Exhibits, etc).

Obviously try to get a stellar attorney (and I am currently very lucky to have found McCallion for the possible retrial of the first false arrest by Kosova, #155225/2016, but one cannot always be so lucky). Persistence is crucial. Use the NY Bar Legal Referral on the web, but they are very limited with respect to whom, or better yet, the type of cases they can recommend (they said they had no one for Breach of Fiduciary Duty). Try [lawyer.com](http://lawyer.com) and [avvo.com](http://avvo.com) but many times the lawyers do not even reply. *Ask friends, acquaintances and professional colleagues, even your physician(s), for recommendations.*

Try to communicate as much as possible in writing with attorneys if they do not have an absolutely stellar reputation. If a lawyer does something suspicious, start legally recording all

oral conversations. (NY, for instance, is a one-party state but some states are two-party, meaning both parties have to agree beforehand that the conversation can be recorded.)

It is difficult to get fees back — if the attorney is on pure contingency, this is not an issue, because, unless the lawyer wins, they receive nothing. However, HC does not usually, if ever, offer damages sufficient enough to cause attorneys to offer contingency, and Rozen was \$375/hour. Moreover, even in NYSC more and more attorneys are demanding payment on a monthly basis, with a large retainer (\$5000-10,000) up front that they can use as a reserve if you do not pay, as the suit proceeds, whether in full or with a hybrid model. I followed the latter with Basil: 50% of his normal \$400/hour and 50% of the typical 33% contingency, in part because my first attorney, Ed Sivin, who had been on full contingency since 2016, pushed me to find another attorney to take over the two cases in 2020-2021, in part allegedly because of what covid did to his office and staff. Finding another attorney was an extremely difficult prospect, and at one point seemed impossible, to my great despair. After about 20 law firms refused to take over the case “mid-stream,” I was desperate and hence my willingness to accept Basil’s hybrid model.

Try to pay only contingency or a small fraction of the fees and offer more of the damages, like \$50/hour and 32% contingency (but this is all negotiable and I have seen some attorneys charge 45% if they must go to trial). Lawyers need victims to make money and the stronger or simpler your case (with evidence) the more likely you’ll find one willing to take full contingency.

As alluded to, the NY Bar Grievance Committee can be used for filing complaints, which may result in punishment and even disbarment, if the evidence and misconduct is grave enough. However, they will not act to get your fees returned. Rather, in this regard, there is a different division for arbitration, but there are a number of restrictions, including (as of Aug 2025) that the application must be filed *within two years of the attorney representing you*:

<https://ww2.nycourts.gov/rules/chiefadmin/137.shtml>

One option is to follow suit here and shame the lawyer on a website or through a journalist. However, if you take this route, absolutely make sure that you publicize not only true statements *but provably true ones* to stave off any successful suit for defamation. If need be, do not actually accuse (and definitely qualify) if your evidence is not both clear and overwhelming. Alternatively ask questions that solicit opinions about the events while providing evidence. Force the lawyer to rebut properly and not evade.

If you shame a lawyer, you can count on bluster and threats from him or her, who might even try to sue for defamation, which is why your accusations must be not only true but provably true: truth is always a defense against a defamation claim. Do not take a chance on a “he said, she said” trial with no hard evidence. Moreover, if the attorney claims publicly in effect or explicitly that you are falsifying when you are not, you have grounds for a defamation countersuit, according to various legal websites, because now the lawyer is claiming, if only in effect, that you are not telling the truth. Filing a suit by anyone is considered a public action/statement, as are the legal motions: For example, for my HC case, go to NYSCEF and search as a Guest/Visitor:

1. <https://iapps.courts.state.ny.us/nyscef/Login>
2. “Search as Guest” (in left vertical menu)
3. Default should be “Case Identifier Type”->Full Case Number; in the “Case Number” box enter “**LT-301175-20/NY**” and click *Search*.
4. Click on the link in the left column—*Case # - Received Date*—to see filings.

Web sites are easy to create nowadays, especially if they are only informational. Hosting services often provide the tools and templates to create them without knowing HTML, as long as you do not wish to make a complex and very unique site. One can get hosting for \$2-10/month and the domain name, which should be clearly about the lawyer, is about \$10 for the first year, and then \$18-22/year to renew.

If need be, that is, if you cannot create the site yourself or do not know a student who is used to new computer technologies, hire at [upwork.com](https://www.upwork.com) or the like.



Be extra cautious about HC: The judges and lawyers are, from what I have experienced, the least respected in the profession compared to NYSC and especially to the most prestigious court system, the Federal. Also, some lawyers are included in the process of recommending judges to be installed on the bench and then kept (with 5-year terms). This strikes me as a recipe for corruption. Imagine if Perez-Hall, who is in that position, being on the Housing Advisor Council,<sup>1</sup> had offered the following inducement to Rozen: “You help either completely sabotage the case by Scott or, better yet, be more clever and minimize greatly the damage that my clients will suffer (e.g., do not introduce the perjuries from the depositions), and I will recommend you for a judgeship down the line.” Of course, Perez-Hall’s firm would also then ultimately benefit if Rozen becomes a judge. Who would ever know of the link between them and if the firm appears in a court action in front of Rozen, how would any party, Plaintiff or Respondent (=Defendant) know why decisions in grey areas are always going to the firm of Borah Goldstein?

This is why a copy of this is going to the NY legislators so that the law firms partially responsible for putting a judge on a bench must recuse themselves in the relevant circumstances or the whole system changes, not allowing those like Perez-Hall to have influence.

If one gets the impression that the court system in NY is a cesspool, one would be partially right and partially wrong. There are some good judges and good lawyers; the problem is, as with the police who have been proven time and time again to be corrupt in some precincts, how does one distinguish them from the clever but unethical ones? DHCR and HC clearly need legislative revamping and safe-guards. A Google search (on 25 August 2025) shows no single comprehensive report on the failings of DHCR, but also indicates different agencies have provided criticisms:

A specific, comprehensive report on New York's Division of Housing and Community Renewal (DHCR) recommendations for improvement is not available in recent public search results. The last major, publicly available DHCR reform effort was implemented with the passage of the Housing Stability and Tenant Protection Act (HSTPA) of 2019, which fundamentally changed how DHCR operates, particularly regarding rent-stabilization and eviction regulations.

However, there was a comprehensive report from a NY State Senator, Liz Krueger, in Jan 2007, which hardly seems to have been addressed given my own experiences from 2015-2024, when I gave up in disgust dealing with DHCR for a few reasons (e.g., inspectors do not come out after 5:30pm even though the complaint is about dangerous conditions in stairwells with no lights after dark and even though during the day one window per floor provide ample illumination; DHCR refused to address my new allegations of Harassment by Kosova in 2024, which suspiciously occurred after Joey Nezaj’s wife was working there, etc). I should add that DHCR did rule for rent-reduction for me in 2016, so, again, the system seems hit or miss, depending on which official is handling an issue. I saw, moreover, the dynamic when I attended a hearing at the main office in Jamaica, Queens, in March 2016: The one or two employees I saw walking on a vast floor of cubicles seemed as if they were drugged, walking at a pace that was similar to someone coming out anesthesia from surgery. I provide Krueger’s Report here:

#### **State Senator Krueger's Recommendations to Ameliorate DHCR**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/dhcr2007report-mnl4eVnD4XfrzVw2.pdf>)

and in my experience from 2015 to 2024, very little, if any, of Kreuger's recommendations have been done.

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<sup>1</sup> “In 2025, Mr. Perez-Hall was appointed to the Housing Advisory Council for the 3rd time; (prior terms: 2013-2015 & 2019-2021). The Council is responsible for screening candidates who seek to be appointed as a Judge in the Housing Court of New York City as well as screening sitting Housing Court Judges who are seeking re appointment to the bench.” From Perez-Hall’s biography at <https://www.borahgoldstein.com/attorney/perez-hall-carlos/> (20 August 2025).

The jury, in a fitting pun, is still out in my opinion on NYSC, and in my view this court's long-standing reputation and viability will depend on its own willingness to submit felony perjuries to the DA and also to hold experienced attorneys accountable when it becomes clear to any judge that they are allowing their clients to commit perjury, as seems to be the case not only with Perez-Hall in the above-mentioned case in HC but with John Cookson of McElroy Deutsche. In the NYSC case of *Scott v. Kosova Properties*, Index # 155225/2016, that was first tried in Jan-Mar 2025 (which as of this date in Aug 2025 is still waiting for the judge's decision for a retrial) and that involved misconduct by Scott's attorney Basil (again, this is viewable on NYSCEF), Cookson did not call out, prevent or take remedial measures to correct the Nezaj's false statements. If it is truly the case that either Perez-Hall or Cookson cannot help but know, and have known, of the various perjuries *given their requisite knowledge of the depositions and the various supporting hard evidence* (= "Exhibits"), then, unless I do not understand how legal precedence or the like outweighs the superficial meaning of Ethical Rule 3.3, both attorneys seem to have abrogated it:

New York Ethical Rule 3.3 requires lawyers to be candid toward the tribunal, prohibiting knowingly making false statements of fact or law, ***failing to correct past false statements***, or offering false evidence. This duty includes taking remedial measures, such as disclosing false evidence to the court, if necessary. ***The rule takes precedence over a lawyer's duty of confidentiality and applies to ancillary proceedings like depositions.***

What is the point of having such a Rule if it is not enforced? One result, which is not good for attorneys themselves: When I hear now of an attorney being murdered with no suspect (a case in point is a lawyer from Queens, Charles Zolot, being killed in 2021), I cannot help but wonder whether that attorney used his privilege and knowledge to deviously harm a client (or opponent's client) and that the client, if he had no other recourse because of financial disability or legal rulings, took revenge years later. Natural justice or karma has no Statute of Limitations and no conventional laws setting limits.



## **Appendix: DHCR Issues**

Some of the statements in this “special public announcement” regarding DHCR are documented with exhibits in my HC case noted above at NYSCEF. For instance, what one mediating attorney allows, another does not, as shown by two hearings at DHCR, the first in March 2016 against Hamdi & Joey Nezaj by two tenants living together: Caitlyn Napolitano and her live-in partner (and now husband), a member of the FDNY. The couple assisted me in Aug & Sept 2016 in creating the 83 Park Terrace West Tenants’ Association because of harassment by the Nezajs. The second hearing, my own, against the same two defendants was held in Nov 2016. To reiterate, no one was under oath, and individuals can and do like extensively as a result, which only landlords and their attorneys often know in new cases, with tenants believing innocently (and in some ways foolishly) that rigorous justice will be attempted and that the circumstances are truly like in court.

No recording was made of the proceedings, as is typical (unlike initial hearings in HC, which, although similar in that no one is under oath, have recordings that can be turned into transcripts, if either party requests the oral recording and pays a NY-approved transcriber to convert it to written testimonies, as I myself did).

The first hearing at DHCR in 2016 was managed by Senior Attorney John Coletti and the second hearing was managed by Senior Attorney Kamara Shade. Coletti would not allow any neighbor-witnesses in the hearing until after Napolitano, the plaintiff, and Hamdi & Joey Nezaj gave their stories, and then only allowed the other witnesses to testify if they had direct knowledge of the exact harassments listed by Napolitano in her complaint. To the contrary, Shade allowed the landlord, surprisingly, to bring in a number of staff member and tenants, one of whom had never had any interaction with me, and testify on any and all things they wished, with the result that in the given time, about 4 hours, many of my charges were never addressed.

Coletti forbade a tenant Jane Yan from testifying; she was there with me to support Napolitano in part by showing a pattern and how the Nezajs had threatened and harassed her also, driving her in fear from her unit around June 2015 after she had lived there for 20 years (because she had made the mistake of getting a puppy for her baby son about 2000 and defeated Kosova in a court case regarding the matter). Coletti mischaracterizes this in his final report of March 21, 2016, saying on p. 2 of his Summary Ruling of Enforcement Case Docket No. DU410008HL that “Jane Yan indicated she was a former tenant, and declined to give testimony.” She travelled all the way to Jamaica, Queens for the hearing, wasting an entire day, to support Napolitano and she “declined to testimony”? This is utter hogwash — Coletti never permitted her to testify, and a good argument can be made that his “mischaracterization” is an outright prevarication. I started to testify, indicating what, e.g., I knew of Napolitano being subject to retribution because of the creation of the tenants’s association, but Coletti again would not let me show a pattern or continue, saying I had to file my own Harassment case, which I did, which leads us to November 2016, of which more in a moment.

### **First DHCR Ruling (for Napolitano Hearing) by Senior Attorney J. Coletti, 21 Mar 2016**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/colettiruling2016-3-21-A3QINkRWlbiJxbgk.pdf>)

I should also recount that Coletti was seen alone in the hall with the two Nezajs after the hearing, which is improper because it is as fraught with potential for corruption as one party meeting with a judge in NYSC or Federal Court without the other side being present. Did they offer him an inducement to rule in their favor? Certainly, he gave a ruling inconsistent with that of Shade’s later one, claiming that building entrance keys are “determined on a case by case basis” (p. 3), therefore allowing Kosova to deprive me of my third building entrance key in my own case for another year (see Subject 1 -> Topic 5 at <https://truejusticesociety.org/local-state>). Shade herself ruled that the policy is any legal resident over 10 years old must be provided with a building entrance key free of charge, and she threatened Kosova with a \$2000 fine if they did not provide it (but she then lingered and lingered in forcing them to actually do

it, until April 2017, after my wife had already obtained movers and given notice at her ad agency to leave for the West Coast, in fear of what the landlord might do to us).

**My Original Filing of Harassment 31 Aug 2016**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/dhcr-scottoriginalfilingharassment2016-8-31-Yle4jpQbpGSbZ2jD.pdf>)

**Second DHCR Ruling (for my hearing of 2 Nov 2016) by Senior Attorney K. Shade**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/dhcr-rulingbyshade2017-4-17-ALp2vxPlnRH7zJKR.pdf>)

As noted, another grievous inconsistency between the two hearings is that in November 2016, Attorney Shade allowed other tenants to attend the hearing while I (and my wife) gave testimony along with Joey Nezaj, his brother and their superintendent Plumaj (the one found by jury in March 2025 to have had me falsely arrested). The Kosova side talked and lied about completely unrelated items, going back almost 20 years. One issue that came up was an obscene message by Plumaj to a tenant in #6F, Jocelyn Goldstein. She, a white woman, had married a black man, whom I eventually met and who was very gracious and polite, and he moved into the apartment. Kosova immediately started harassing her, which led to her writing to me to join the tenants' association, and Plumaj sent her an SMS message around Jan 2016, a copy of which is at this URL:

**“Can I fuck ur ass... Baby”**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/2016-6-27jocelyngoldsteinobscenemsgfromlazer-AoPWjRRRLWiZRGvn.pdf>)

One can imagine Goldstein's consternation given that the super Plumaj, by law, had keys to her apartment. The police would do nothing, when she showed them the text, and when I brought it up in the hearing in Nov 2016, Joey asked to see it after Shade viewed it. Joey then lied on his deposition about ever seeing it (and he kept Plumaj employed until about Sept 2017, with he and Hamdi also lying under oath about Plumaj's departure date).

So much for what one can expect from DHCR (or least from Senior Attorneys Coletti and Shade). Maybe a new mayor will help get the legislator to ameliorate the practices at the agency, per State Senator Krueger's long-standing recommendations.

Speaking of DHCR, Joey Nezaj's wife was and may still be employed there, under her maiden name, Kelly Borbon. This is a remarkable state of affairs, given that Borbon helped Joey during his harassment of Napolitano and myself when she and Joey lived in Apartment 1D, right next to the mailboxes. Imagine the wife of Al Capone being employed under a different name with the Chicago Police Department—what is the difference here? Theoretically, she is supposed to recuse herself from any case related to her husband, but how is that ensured and what about other corporate “landlords” controlled by Joey's father or mother or another relative? In addition, how does one stop her influencing colleagues who have control of a case and who do *not* have to recuse themselves? If the clan has no problem committing felony perjuries, what sensible person would believe she and they would not use her influence at DHCR?

All of the above and DHCR's reluctance to deal with any new harassment by the Nezaj clan is one reason I myself will not deal with them anyone, paying instead for actions in Housing Court, where at least all hearings, even if not under oath, are recorded. What I find especially disgusting is that the female Governor Hochul and the Commissioner of DHCR, RuthAnn Visnauskas, were notified in 2024 with the evidence of the Nezaj clan's super sending obscene text messages to a tenant and neither of them even replied to my letters. So much for women in power protecting female tenants. I venture to say that even a male Muslim NYC mayor would be much more effective.

*Final Exhibits*—Proof of mailings in 2024 to the Director, Enforcement/Compliance Unit, Peter Stecker (to appeal, with no reply, his rejection of not only a hearing but an

investigation), to the Commissioner of DHCR, and an essentially a copy of the same letter to Gov. Hochul:

**DHCR disallows even a new hearing 16 May 2024**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/2024-5-16dhcrrejectsevenahearing4harassment-YD0E9kRkx7u3lGMg.jpg>)

**Proof of mailings to the Director and Commissioner of DHCR**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/proofofmailingappealtoboth2024-YZ9E5k1ZggupNbMy.jpg>)

**Letter in 2024 to Gov. Hochul**

(= <https://assets.zyrosite.com/AQEx26E2XNhQLjRO/lettertogovhochul2024-mxB2QnPM1PsD93yl.pdf>)