

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART

THOMAS DUKLETH, ZACHARY HALL,  
SHIRAS PATTERSON BECKWITH, JUDY  
SABIN, AND REMIGIUSZ CHLAPEK

*Petitioners,*

-against-

109E9 LLC, MICHAEL GEYLIK, MGNY  
CONSULTING CORP, YURI GEYLIK

*Respondents,*

-and-

NYC DEPARTMENT OF HOUSING  
PRESERVATION & DEVELOPMENT and NYC  
DEPARTMENT OF BUILDINGS,

*City-Respondents.*

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PRESENT: HON. \_\_\_\_\_

Upon reading the annexed verified Petition of the above-named Petitioners, verified on the 15<sup>th</sup> day of April 2025, and all exhibits thereto, and good cause having been shown,

**IT IS ORDERED** that Owner-Respondents 109E9 LLC, MICHAEL GEYLIK, MGNY CONSULTING CORP, YURI GEYLIK (hereinafter "Owner-Respondents") and NYC DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT and NYC DEPARTMENT OF BUILDINGS (hereinafter "City Respondents") appear in Part B of the Housing Part of this Court, to be held in Room 583, Part B of the New York County Courthouse at 111 Centre Street, New York, New York, on 5-29-25, at 9:30 AM, and show good cause why an order should not be made or entered:

- (a) finding that Respondents have harassed Petitioners in violation of HMC § 27-2005
- (d);

Index No.: HP

**LT-307504-25/NY**

ORDER TO SHOW CAUSE

**Subject Premises:**

109 East 9<sup>th</sup> Street  
New York, NY 10003

- (b) finding that a class C immediately hazardous violation existed at the premises, pursuant to HMC § 27-2115 (m)(1);
- (c) enjoining Respondents from further violating HMC § 27-2005 (d);
- (d) imposing a civil penalty on Respondents of no less than \$2,000 and no more than \$10,000 for each dwelling unit belonging to a Petitioner subject to a violation of HMC § 27-2005 (d);
- (e) awarding compensatory damages or, at the election of Petitioners, statutory damages of \$1,000 for each Petitioner subject to a violation of HMC § 27-2005 (d);
- (f) awarding punitive damages of up to \$10,000 to each Petitioner subject to a violation of HMC § 27-2005 (d);
- (g) finding that the conditions outlined in Schedule A constitute violations of the Housing Maintenance Code;
- (h) entering an order to correct all existing housing and building code violations, without reducing floor area or layout of any unit or common area, and in full compliance with the requirements of HMC § 27-2079.
- (i) recommending or employing any other remedy, program, procedure, or sanction authorized by law for the enforcement of the housing standards at issue that would be more effective to accomplish compliance or protect and promote the public interest, pursuant to CCA § 110;  
granting such other and further relief as this Court may be just and proper.

IT IS FURTHER ORDERED that service of copies of this order and the papers annexed hereto shall be made as follows, such service being deemed good and sufficient:

Certified mail and Return Receipt or Personal Delivery

1. on Owner-Respondents, by ~~certified mail or personal delivery~~, on or before 5-2-25 to 109 East 9<sup>th</sup> Street, 1<sup>st</sup> Floor, New York, NY 10003, the registered corporate mailing address and/or address of employment for all Respondents;

2. on City-Respondent HPD, by email to by ~~email to~~ Certified mail & Return Receipt or Personal Delivery ~~ServeHPD@hpd.nyc.gov and HLDMANHATTANCASES@hpd.nyc.gov~~ on or before the return date: By 5-2-25

3. On City-Respondent DOB by personal deliver or certified mail & Return Receipt to 280 Broadway, New York NY 10007, on or before 5-2-25

In accordance with the Directive of the Department of Housing Preservation and Development, dated February 11, 1977, any requirements for prior notification to the Respondents is waived.

Dated: 4-23-25  
New York, New York

J.H.C.  
ALBERTO GONZALEZ  
JUDGE, HOUSING COURT

TO:

DEPARTMENT OF HOUSING PRESERVATION  
& DEVELOPMENT  
100 Gold Street  
New York, NY 10038

DEPARTMENT OF BUILDINGS  
280 Broadway  
New York, NY 10007

109E9 LLC  
109 East 9<sup>th</sup> Street, 1<sup>st</sup> Floor  
New York, NY 10003

MICHAEL GEYLIK  
109 East 9<sup>th</sup> Street, 1<sup>st</sup> Floor  
New York, NY 10003

MGNY CONSULTING CORP  
109 East 9<sup>th</sup> Street, 1<sup>st</sup> Floor  
New York, NY 10003

YURI GEYLIK  
109 East 9<sup>th</sup> Street, 1<sup>st</sup> Floor  
New York, NY 10003