

27/24

TA: C0231952 --
CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF: NEW YORK HOUSING PART B
-----x

ORDER AND NOTICE OF VIOLATION

THOMAS DUKLETH
ZACHARY HALL

Index No.: HP 307504/25

Petitioner(s),
-against-

Premises:
109 EAST 9 STREET, APT # VARIOUS APTS
MANHATTAN, NY 10003

MICHAEL GEYLIK
YURI GEYLIK

Respondent(s),

and

Matter Advs
to 9-2-25 @
9:30 Am
For motion practice
& Harassment
claim

DEPARTMENT OF HOUSING PRESERVATION AND
DEVELOPMENT OF THE CITY OF NEW YORK,

Co-Respondents.
-----x

P R E S E N T: HON. Alberto Gonzalez
J.H.C.

Upon reading the Order to Show Cause dated April 23, 2025, the
affirmation/affidavit of petitioner, and the petitioner and respondent DHPD having appeared
and ~~Kucker, Marina, Winarsky + Bitters, LLP~~ (no one) having appeared in opposition,

Now, on motion of petitioner (and DHPD) for an order, and such motion having been
heard by me on July 14, 2025

IT IS HEREBY FOUND:

- 1) That the respondent(s) "owner(s)" was/were properly served.
- 2) That the following conditions existing at the premises that are listed in the
annexed inspection report dated 7/10/25
and classified pursuant to hazard class are violations of the Housing Maintenance Code
and/or the Multiple Dwelling Law.

3) That after (trial) (inquest) (conference) the court has found that the following
conditions as listed in the inspection report and on Schedule A exist at the premises and
are violations of the Housing Maintenance Code and/or the Multiple Dwelling Law.

IT IS HEREBY ORDERED as follows:

- a) For violations issued prior to December 8, 2023, the respondent(s)
MICHAEL GEYLIK
YURI GEYLIK

shall correct all violations listed on annexed inspection report and on Schedule A and
classified as "C" (immediately hazardous) violations within 24 hours of the date of service
of this order, except for "C" violations regarding lead paint hazards, and self-closing
doors, or be subject to civil penalties of \$50.00 per day per violation occurring in a
building containing five or fewer dwelling units, and civil penalties of \$50.00-\$150.00 per
violation plus \$125.00 per day per violation occurring in a building containing more than
five dwelling units, said penalty to accrue from the end of the period set for compliance

until the violation is corrected. The penalty for violations placed for failure to supply heat and hot water as required by law shall be, for each such violation, \$250.00 per day from and including the date the violation was placed until the violation is corrected, except for violation(s) involving a device on the heating system, in which case the penalty shall be \$25.00 per day for each such violation, from and including the date each such violation is placed, but such penalty shall not be less than \$1,000 for each violation.

b) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "B" (hazardous) violations within _____ days of the date of service of this order, or be subject to civil penalties of \$25-\$100 per violation plus \$10 per day per violation, said penalty to accrue from the end of the period set for compliance until the violation is corrected.

c) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "A" (non-hazardous) violations within _____ days of the date of service of this order, or be subject to civil penalties of \$10-\$50, said penalty to accrue commencing at the end of the period for compliance.

d) For violations issued on or after December 8, 2023, the respondent(s)

MICHAEL GEYLIK
YURI GEYLIK

shall correct all violations listed on annexed inspection report and on Schedule A and classified as "C" (immediately hazardous) violations within 24 hours of the date of service of this order, except for "C" violations regarding lead paint hazards, and self-closing doors, or be subject to civil penalties of \$150.00-\$750.00 per violation plus \$50.00-\$150.00 per day occurring in a building containing five or fewer dwelling units, and \$150.00-\$1,200.00 per violation plus \$150.00-\$1,200.00 per day occurring in a building containing more than five dwelling units, said penalty to accrue from the end of the period set for compliance until the violation is corrected.

The penalty for violations placed for failure to supply heat and hot water as required by law shall be, for each such violation, \$350.00-\$1,250.00 and \$500.00-\$1,500.00 per day for subsequent violations.

e) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "C" violations regarding lead paint hazards (violation of record order numbers 606, 607, 610, 611, 612, 616, 617, 618, 619, or any other lead paint hazard violations placed by the court) within 21 days of the date of service of this order or the date provided in the Notice of Violation whichever is sooner, or be subject to civil penalties of \$250.00 per day to a maximum of \$10,000.00 per violation, said penalty to accrue from the end of the period set for compliance until the violation(s) is/are corrected and certified to the department. Nothing in this order shall be deemed to stay any activity of DHPD's Emergency Repair Program to complete work after the due date based on DHPD's service of the Notice of Violation.

f) Notwithstanding the civil penalties set forth in subdivision (a) of section 27-2115 of the Housing Maintenance Code, the civil penalty for a self-closing door violation pursuant to section 27-2041.1 subdivision (d) shall be not less than \$250.00 nor more than \$500.00 plus \$250 per day from the date set for correction until the violation is corrected.

g) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "B" (hazardous) violations within 30 days of the date of service of this order, or be subject to civil penalties of \$75-\$500 per violation plus \$25-\$125 per day per violation, said penalty to accrue from the end of the period set for compliance until the violation is corrected.

h) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "A" (non-hazardous) violations within 90 days of the date of service of this order, or be subject to civil penalties of \$50-\$150 per violation plus \$25 per day per violation, said penalty to accrue commencing at the end of the period for compliance.

i) Access for removal of violations will be provided by petitioner-tenant on between 9 AM and 5 PM; however, if the respondent's(s') workers do not arrive by 12 Noon, tenant need not remain in the apartment to provide access.

j) As to violations pertaining to concealed water leaks, respondent(s) shall present proof to court of all steps taken to correct said condition if proceeding is restored to the court calendar.

k) Failure by the respondent(s)
MICHAEL GEYLIK
YURI GEYLIK

to correct violations listed on the inspection report and on Schedule A within the periods required by paragraphs (a-j) shall subject them to the contempt power of the Court.

l) The respondent(s) shall not remove any doors, walls, partitions, appliances, fixtures or essential services such as gas, electrical, heat or hot water unless and until petitioner is evicted by a marshal pursuant to court order or willingly and freely surrenders possession of the premises. This order does not authorize anyone to evict, eject or otherwise remove petitioner(s) from premises.

m) Service of this order may be made upon all parties or their attorneys by personal delivery or by regular mail.

n) This Court will retain continuing jurisdiction over this matter.

o) This proceeding may be restored to the calendar of the Housing Part where this order was signed to obtain a hearing on the issue of civil penalties, and a continuing order to correct the violations enumerated on Schedule A and inspection report of this order and such other and further relief, as the court deems just and proper by filing notice with the Clerk of the Housing Part, Civil Court of the City of New York, 111 Centre Street, New York, New York, and by then mailing copies of said notice to all parties, including any attorney who may have appeared for any party, at least eight (8) days prior to the date on which the proceeding will appear on the calendar, at the address listed below.

Respondent(s) owner(s) *Attorney*
Kucker, Marino, Wilniarsky, + Bitters LLP
(MICHAEL GEYLIK
YURI GEYLIK)

747 Third Avenue, 12th floor
New York, NY 10017

Department of Housing Preservation and Development
100 Gold St., 6th Fl.
New York, NY 10038
Attn: NEW YORK Unit

We hereby consent to the entry of the above Order and Notice of Violation.

Dated: _____, 20____

Petitioner-Tenant

Dated: _____, 20____

Attorney to the Petitioner-Tenant

Dated: _____, 20____

Respondent-Owner

Dated: _____, 20____

Respondent-Owner

Dated: _____, 20____

Attorney for Respondent-Owner

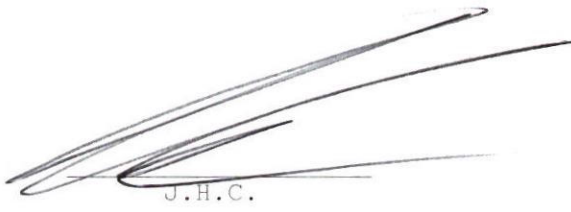
Dated: _____, 20____

LYNETTE PARKER, of Counsel

MARTHA ANN WEITHMAN, ESO
Attorney for Respondent DHPD
100 Gold Street, 6th floor
New York, NY 10038
212-863-8263

So ordered:

Dated: *July 14*, 20*25*



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

The City of New York
 Department of Housing Preservation and Development
 Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

| | | | | | | | | |
|----------------------------|----------------|------------------|--------------------------|--------------------------------------|--|--------------------------|--|--|
| Building Location: | | | Building Profile: | | | | | |
| Address: 109 EAST 9 STREET | Range: 107-109 | | A Units: 0 | Ownership/Prog: PVT | | Last Insp Dt: 06/25/2025 | | |
| Boro: MANHATTAN | Zip: 10003 | CD: 3 | B Units: 14 | Bldg Class: HERETOFORE CONVERTED CLA | | ERP Repair Ind: | | |
| Block: 00555 | Lot: 0040 | Census Tract: 42 | No. of Stories: 5 | | | Last ERP: 00/00/0000 | | |
| P | | | MDR #: 117881 | | | | | |

| AKA | | |
|-----------|-----|---------------|
| House No. | | Street Name |
| 109 | 109 | EAST 9 STREET |

| HPD Registration Information | | | | | | | | | | | |
|------------------------------|----------------------|--------------|-----------|------------|------|-----------|-----------------|-------|----------|-------|--|
| Owner Type | Last Valid Reg. Date | Organization | Last Name | First Name | Boro | House No. | Street Name | Apt. | City | State | |
| GEN.PART | 06/12/2024 | 109E9 LLC | GEYLIK | MICHAEL | | | | | | | |
| Officer | 06/12/2024 | 109E9 LLC | GEYLIK | MICHAEL | | 109 | EAST 9TH STREET | 1ST F | New York | NY | |
| MANAGING AGENT | 06/12/2024 | 109E9 LLC | GEYLIK | MICHAEL | | 109 | EAST 9TH STREET | 1ST F | New York | NY | |

| Story | Apt | Date Reported | Hazard Class | Order No | Violation Seq No | Item No | Violation Status | Status Dt | Certification Status | NOV Issue Dt | Cert Due Date | Cert Rcvd | Reinspect Dt |
|-------|-----|---------------|--------------|------------------|--|---------|------------------|------------|----------------------|--------------|---------------|------------|--------------|
| 3 | 2A | 06/25/2025 | B | 502 | 18073133 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | | <i>Viol Desc</i> | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR LOCATED AT B-ROOM 2A, 3rd STORY, 1st B-ROOM FROM SOUTH AT WEST | | | | | | | | |
| 3 | 2B | 06/25/2025 | B | 502 | 18073161 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | | <i>Viol Desc</i> | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR LOCATED AT B-ROOM 2B, 3rd STORY, 1st B-ROOM FROM WEST AT NORTH | | | | | | | | |
| 3 | 2B | 06/25/2025 | B | 506 | 18073248 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | | <i>Viol Desc</i> | § 27-2005 ADM CODE REPLACE WITH NEW THE MISSING FIRESTOPPING MATERIAL AT ENTIRE OPEN CEILING AREA LOCATED AT B-ROOM 2B, 3rd STORY, 1st B-ROOM FROM WEST AT NORTH | | | | | | | | |
| 3 | | 06/25/2025 | B | 510 | 18073747 | | NOV SENT | 07/07/2025 | PENDING | 07/07/2025 | 08/25/2025 | 00/00/0000 | 00/00/0000 |
| | | | | <i>Viol Desc</i> | § 27-2005 ADM CODE & 309 M/D LAW ABATE THE NUISANCE CONSISTING OF FIRESTOPPING MATERIAL AT CEILING LOCATED AT B-ROOM, 3rd STORY, 1st B-ROOM FROM WEST AT NORTH | | | | | | | | |

The City of New York
 Department of Housing Preservation and Development
 Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

| | | | | | | | |
|----------------------------|----------------------------|--|--------------------------|--------------------------------------|--------------------------|--|--|
| Building Location: | | | Building Profile: | | | | |
| Address: 109 EAST 9 STREET | Range: 107-109 | | A Units: 0 | Ownership/Prog: PVT | Last Insp Dt: 06/25/2025 | | |
| Boro: MANHATTAN Zip: 10003 | CD: 3 | | B Units: 14 | Bldg Class: HERETOFORE CONVERTED CLA | ERP Repair Ind: | | |
| Block: 00555 Lot: 0040 | Census Tract: 42 | | No. of Stories: 5 | | Last ERP: 00/00/0000 | | |
| | <input type="checkbox"/> P | | MDR #: 117881 | | | | |

| Story | Apt | Date Reported | Hazard Class | Order No | Violation Seq No | Item No | Violation Status | Status Dt | Certification Status | NOV Issue Dt | Cert Due Date | Cert Rcvd | Reinspect Dt |
|-------|-----|---------------|------------------|----------|--|---------|------------------|------------|----------------------|--------------|---------------|------------|--------------|
| 4 | 3A | 06/25/2025 | B | 502 | 18073197 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR LOCATED AT B-ROOM 3A, 4th STORY, 1st B-ROOM FROM SOUTH AT WEST | | | | | | | | |
| 5 | 4A | 06/25/2025 | B | 502 | 18073214 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR LOCATED AT B-ROOM 4A, 5th STORY, 1st B-ROOM FROM EAST AT SOUTH | | | | | | | | |
| 5 | | 06/25/2025 | B | 502 | 18073246 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE SLOPPING WOOD FLOOR AT PUBLIC HALL, 5th STORY | | | | | | | | |
| 5 | 4C | 06/25/2025 | B | 508 | 18073230 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | | § 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR ALL WALLS AND CEILING LOCATED AT B-ROOM 4C, 5th STORY, 1st B-ROOM FROM NORTH AT EAST | | | | | | | | |
| 3 | 2B | 06/25/2025 | B | 508 | 18073176 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | | § 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR ALL WALLS AND CEILING LOCATED AT B-ROOM 2B, 3rd STORY, 1st B-ROOM FROM WEST AT NORTH | | | | | | | | |
| 4 | 3A | 06/25/2025 | B | 508 | 18073201 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | | § 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR ALL WALLS AND CEILING LOCATED AT B-ROOM 3A, 4th STORY, 1st B-ROOM FROM SOUTH AT WEST | | | | | | | | |

The City of New York
 Department of Housing Preservation and Development
 Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

| | | | | | | | | |
|----------------------------|----------------------------|--|--------------------------|--------------------------------------|--|--------------------------|--|--|
| Building Location: | | | Building Profile: | | | | | |
| Address: 109 EAST 9 STREET | Range: 107-109 | | A Units: 0 | Ownership/Prog: PVT | | Last Insp Dt: 06/25/2025 | | |
| Boro: MANHATTAN Zip: 10003 | CD: 3 | | B Units: 14 | Bldg Class: HERETOFORE CONVERTED CLA | | ERP Repair Ind: | | |
| Block: 00555 Lot: 0040 | Census Tract: 42 | | No. of Stories: 5 | | | Last ERP: 00/00/0000 | | |
| | <input type="checkbox"/> P | | MDR #: 117881 | | | | | |

| Story | Apt | Date Reported | Hazard Class | Order No | Violation Seq No | Item No | Violation Status | Status Dt | Certification Status | NOV Issue Dt | Cert Due Date | Cert Rcvd | Reinspect Dt |
|-------|-----|---------------|------------------|--|------------------|---------|------------------|------------|----------------------|--------------|---------------|------------|--------------|
| 5 | 4A | 06/25/2025 | B | 508 | 18073221 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | § 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR ALL WALLS AND CEILING LOCATED AT B-ROOM 4A, 5th STORY, 1st B-ROOM FROM SOUTH AT WEST | | | | | | | | | |
| 4 | | 06/25/2025 | B | 502 | 18073245 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE SLOPPING WOOD FLOOR AT PUBLIC HALL, 4th STORY | | | | | | | | | |
| 5 | | 06/25/2025 | A | 556 | 18073244 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 10/20/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | § 27-2013 ADM CODE PAINT WITH LIGHT COLORED PAINT TO THE SATISFACTION OF THIS DEPARTMENT AT CEILING AT PUBLIC HALL, 5th STORY | | | | | | | | | |
| 3 | | 06/25/2025 | B | 509 | 18073247 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | § 27-2005 ADM CODE PROPERLY SECURE THE LOOSE HANDRAIL AT PUBLIC HALL STAIRS, 3rd STORY | | | | | | | | | |
| 5 | 4C | 06/25/2025 | B | 502 | 18073229 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE WOOD FLOOR LOCATED AT B-ROOM 4C, 5th STORY, B-ROOM AT EAST | | | | | | | | | |
| 3 | | 06/25/2025 | B | 502 | 18073242 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | <i>Viol Desc</i> | § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE SLOPPING WOOD FLOOR AT PUBLIC HALL, 3rd STORY | | | | | | | | | |

The City of New York
 Department of Housing Preservation and Development
 Division of Code Enforcement

Open Violation Summary Report

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All

| | | | | | |
|----------------------------|----------------------------|--|--------------------------|--------------------------------------|--------------------------|
| Building Location: | | | Building Profile: | | |
| Address: 109 EAST 9 STREET | Range: 107-109 | | A Units: 0 | Ownership/Prog: PVT | Last Insp Dt: 06/25/2025 |
| Boro: MANHATTAN Zip: 10003 | CD: 3 | | B Units: 14 | Bldg Class: HERETOFORE CONVERTED CLA | ERP Repair Ind: |
| Block: 00555 Lot: 0040 | Census Tract: 42 | | No. of Stories: 5 | | Last ERP: 00/00/0000 |
| | <input type="checkbox"/> P | | MDR #: 117881 | | |

| Story | Apt | Date Reported | Hazard Class | Order No | Violation Seq No | Item No | Violation Status | Status Dt | Certification Status | NOV Issue Dt | Cert Due Date | Cert Rcvd | Reinspect Dt |
|-------|-----|---------------|--------------|--|------------------|---------|------------------|------------|----------------------|--------------|---------------|------------|--------------|
| 3 | 2A | 06/25/2025 | B | 508 | 18073188 | | NOV SENT | 07/03/2025 | PENDING | 07/03/2025 | 08/21/2025 | 00/00/0000 | 00/00/0000 |
| | | | Viol Desc | § 27-2005 ADM CODE REPAIR THE BROKEN OR DEFECTIVE PLASTERED SURFACES AND PAINT IN A UNIFORM COLOR ALL WALLS AND CEILING LOCATED AT B-ROOM 2A, 3rd STORY, 1st B-ROOM FROM SOUTH AT WEST | | | | | | | | | |

Total Open Violations for the Bldg: 17 A = 1 B = 16 C = 0 I = 0 Other = 0

Total Open Violations for the Bldg for the selected criteria: 17 A = 1 B = 16 C = 0 I = 0 Other = 0

For The Following Selected Criteria: From Date - All Through Date - All, Viol Hazard Code - All, Violation Order No. - All, Apt No. - All, Violation Category. - All