

NYSCEF DOC NO. 1
CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF KINGS: HOUSING PART

RECEIVED NYSCEF: 10/22/2025

-----X
119 FREEMAN REALTY CORP.,

Index No.: /25

-against-
Petitioner-Landlord,

HOLDOVER PETITION

AMY GARTRELL,
119 Freeman Street, Apt. #2R
Brooklyn, NY 11222

Respondents-Tenant(s),

-and-
"JOHN DOE" and "JANE DOE",

Respondents-Undertenants.

-----X
The petition of 119 FREEMAN REALTY CORP. alleges the following statements are true upon information and belief:

1. Petitioner, 119 FREEMAN REALTY CORP., is the landlord of the premises located at 119 Freeman Street, Apt. #2R, Brooklyn, New York 11222.
2. Respondent, AMY GARTRELL, is the tenant of the premises, who entered into possession under a Lease Agreement, between Respondent and Landlord, or Landlord's predecessor, commencing heretofore and expiring heretofore, and subsequently renewed by written lease renewal(s). Respondents, "JOHN DOE" AND "JANE DOE," are the undertenants of the aforementioned Respondent(s)-Tenant(s).
3. Premises is described as all rooms in Apt. #2R in the building known as 119 Freeman Street, Brooklyn, New York 11222, which is within the jurisdiction of the Civil Court of the City of New York, County of Kings.
4. The term for which said premises were rented by the Respondent(s)-Tenant(s) expired on September 30, 2025. Termination is based upon the grounds enumerated in the Notice of Non-Renewal of Lease and Intention to Commence Summary Proceedings Based Upon Non-Primary Residence, a true copy of which is annexed hereto with proof of service, made a part hereof and specifically incorporated herein by reference.
5. Respondents continue in possession of premises without permission of Petitioner-Landlord after the expiration of said term.
6. The apartment is subject to Rent Stabilization Law, as amended and pursuant to said law, the owner has duly registered this unit with the New York State Division of Housing and Community Renewal (D.H.C.R.) and the past due rent/use and occupancy, if any sought herein, does not exceed the legal rental for the premises as registered.
7. The Premises is exempt from RPL §6A due to the fact that it is subject to Rent Stabilization.
8. The premises is a multiple dwelling and pursuant to the Housing Code Article 41, there is currently an effective registration statement on file with the Office of Code Enforcement in which the owner has designated the managing agent named below, a natural person over twenty-one (21) years of age, to be in control of and responsible for the maintenance and operation of the dwelling.
Multiple Dwelling Registration Number: 308477
Registered Managing Agent's Name: Tom Naklicki
Business Address: 505 Carroll Street, #2G, Brooklyn, NY 11215
9. Except for the apartment being sought in this proceeding, Petitioner lacks written information or notice of any address where the Respondent resides, is employed, has a place of business, has its principal office, place of business in New York **except for Amy Gartrell at 109 E. 9th Street, Apt. 2E, New York, New York 10003.**
10. Petitioner requests a final judgment: awarding possession of the premises to the Petitioner-Landlord; issuance of a warrant to remove respondents from possession thereof; and fair value of use and occupancy; costs and disbursements.

Dated: Williston Park, New York
October 15, 2025

119 FREEMAN REALTY CORP.
Petitioner

VERIFICATION

State of New York County of Nassau) ss:
Melissa S. Levin, being one of the attorneys for the petitioner herein, hereby affirms under the penalties of perjury and pursuant to CPLR § 2106 that she has read the foregoing petition and knows the contents thereof, and that upon information and belief, the same are true. The sources of your affirmant's information and belief are oral statements, books and records furnished by the petitioner, its agents and/or employees, and material contained in the office files. This affirmation is made pursuant to RPAPL § 741.

Dated: Williston Park, New York
October 15, 2025

Melissa S. Levin, Esq.
Horing Welikson Rosen, & Digrugilliers, P.C.
Attorney for Petitioners
11 Hillside Avenue, Williston Park, N.Y. 11596
(516) 535-1700, HWRD #868285, Holdoveranswers@hwrpc.com

L&T INDEX NO.:

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF KINGS: HOUSING PART
119 FREEMAN REALTY CORP.

Petitioner-Landlord,

-against-

AMY GARTELL
119 FREEMAN STREET,
APT. 2R
BROOKLYN, NY 11222

Respondent(s)-Tenant(s),

“JOHN DOE” AND “JANE DOE”

Respondents- Undertenants

PETITION
(HOLDOVER)

HORING WELIKSON ROSEN & DIGRUGLIERS, P.C.
ATTORNEYS FOR PETITIONER
11 HILLSIDE AVENUE
WILLISTON PARK, NY 11596
(516) 535-1700
Holdoveranswers@Hwrpc.Com

NOTICE TO RESPONDENT TENANT

DURING THE CORONAVIRUS EMERGENCY,
YOU MIGHT BE ENTITLED BY LAW TO SPECIAL
DEFENSES AND PROTECTIONS RELATING TO
EVICCTIONS.

PLEASE CONTACT YOUR ATTORNEY
IMMEDIATELY FOR MORE INFORMATION.

IF YOU DON'T HAVE AN ATTORNEY, PLEASE
CALL

718-557-1379

OR VISIT

www.nycourts.gov/evictions/nyc/

AVISO A INQUILINO DEMANDADO

DURANTE LA EMERGENCIA POR CORONA
VIRUS, PUEDA QUE POR LEY USTED TENGA
DERECHO A DEFENSAS Y PROTECCIONES
ESPECIALES RELACIONADAS CON
DESALOJOS.

POR FAVOR COMUNIQUESE CON SU
ABOGADO INMEDIATAMENTE PARA
OBTENER MAS INFORMACIÓN.

SI NO TIENE UN ABOGADO, LLAME AL

718-557-1379

O VISITE

www.nycourts.gov/evictions/nyc/