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**NYC Department of Buildings**
**Overview for Complaint #:1684322 = RESOLVED**
**Complaint at:** 109 EAST 9 STREET **BIN:** [1008963](#) **Borough:** MANHATTAN **ZIP:** 10003

Re: Address: 109 East 9th Street New York, NY 10003 My complaint is in reference to unit #4B and the 'tenant' James Hicks. I live on the opposite side in unit #4D and I've noticed that over the last couple weeks there are people in and out doing short stays. The purported tenant, James Hicks, has not used his rent stabilized room as a primary residence or lived here for over 25 years. He has been subletting the room to various people to generate passive income for himself. I myself once sublet it from him over 10 years ago and I have receipts to prove it. He has continued to rent out the place at illegal rates, and now to random people he doesn't even know. A person named Bobby Rich is assigning people to the room. Both James and Bobby appear to be exploiting the room for a profit. I called police a couple weeks ago on 12/5/24 due to someone staying in his room that neither James Hicks nor the landlord was aware of. The person stayed here for a week and has seemingly vacated. Previously, someone named Tom Scarlett stayed in his room for several years. Tom told me on 11/21/24 that he was paying \$500 a month to live in the room shortly after moving out. The building is in a precarious condition due to the Department of Buildings issuing violations for structural problems of the building. DOB almost did an order to evacuate all the tenants. I am worried about this situation being dangerous for not only the true tenants, but also anyone unknowingly staying here for a short term stay. There is also a bedbug problem in the building that could spread to people. Most of all, I'm concerned about unknown people being left unattended in the building. It is a Single Room Occupancy building, there are shared bathrooms and facilities, it is considerably different from a standard apartment building. I have lived here for 13 years. Feel free to contact me with any follow up questions. Thank you. Zachary Hall Home: (646) 476-2167 Email: zacharydavidhall@gmail.com

**Category Code:** 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS  
ILLEGAL USE : RESIDENTIAL SPACE - USED AS HOTEL

**Assigned To:** SPECIAL OPERATIONS

**Priority:** B

**311 Reference Number:** 311-21218348

**Received:** 12/18/2024 **Block:** 555 **Lot:** 40 **Community Board:** 103  
**Owner:** 109E9 LLC

**Last Inspection:** 01/14/2025 - - BY BADGE # 2903

**Disposition:** 01/14/2025 - I2 - NO VIOLATION WARRANTED FOR COMPLAINT AT TIME OF INSPECTION

**Comments:** UNABLE TO DETERMINE TRANSIENT USE

**Complaint Disposition History**

#	Disposition Date	Code	Disposition	Inspection By	Date
2	01/14/2025	I2	NO VIOLATION WARRANTED FOR COMPLAINT AT TIME OF INSPECTION UNABLE TO DETERMINE TRANSIENT USE	2903	01/14/2025
1	12/26/2024	C1	INSPECTOR UNABLE TO GAIN ACCESS - 1ST ATTEMPT NO ACCESS	3375	12/26/2024

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.