



## ORDER DENYING APPLICATION OR TERMINATING PROCEEDING

**Mailing Address of Owner:**

109 E 9 Llc  
 109 East 9th Street  
 1st Floor  
 New York NY 10003

**Mailing Address of Tenant(s):**

Shiras Patterson Beckwith  
 Apt 2E  
 109 E 9th St  
 New York NY 10003

**Subject Housing Accommodation:**

Apt. No: VARIOUS  
 109 E 9th St  
 New York NY 10003

- I. FACTS: The tenant(s) filed a complaint on 12/20/2024 based upon decreases in service(s). The owner was afforded an opportunity to respond by service of complaint on 03/25/2025.
- II. FINDINGS: Based upon a complete review of the record and/or an inspection 06/27/2025, the DHCR finds that the relief requested is denied and the proceeding is terminated.

SERVICES MAINTAINED:  
 COMMUNAL TOILET 2ND FLOOR

ADDITIONAL COMMENTS:

An inspection was conducted at the subject premises on June 27, 2025. The following services were found maintained:

- 1. Communal Toilet 2nd floor:  
 There is one toilet provided on the 2nd floor. There is no evidence toilet was reduced from 2nd floor.

Note:

Regarding the items listed below the inspector noted there was none and no evidence of one being provided and was removed. Therefore, these issues are hereby dismissed.

- 1. 3rd Floor Communal Toilet.
- 2. 3rd Floor Communal Kitchen.
- 3. 3rd floor Communal Shower.

The tenants may file an application for Rent Reduction Based Upon Decreased Service(s) Individual Apartment using (DHCR Form RA-81) for issues inside the apartment, if warranted.

To: SHIRAS PATTERSON BECKWITH  
 APT 2E  
 109 E 9TH ST  
 NEW YORK NY 10003

State of New York  
 Div. of Housing & Comm. Renewal  
 Rent Administration  
 RECEIVED

OCT 27 2025

Gertz Plaza  
 92-91 Union Hall Street  
 Jamaica Queens, NY 11433  
 Mailroom 2



State of New York  
Division of Housing and Community Renewal  
Office of Rent Administration  
Web Site: [www.hcr.ny.gov](http://www.hcr.ny.gov)

Gertz Plaza  
92-31 Union Hall Street  
Jamaica, NY 11433  
(833) 499-0343

Docket Number  
MX 410058 B  
Issue Date  
09/12/2025

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III. PETITION FOR ADMINISTRATIVE REVIEW (PAR): If you believe this order is based on an error in law and/or fact, you may file a PAR on DHCR form RAR-2, no later than 35 days after the issuance of this order. PARs filed after the time limit specified above will be considered late and will be dismissed. Requests for an extension of time to file a PAR cannot be considered. Call (833) 499-0343 or visit your local Rent Office and request form RAR-2. This form is also available on our website at [hcr.ny.gov](http://hcr.ny.gov).

MARGARET RAMROOP  
Rent Administrator Issued: 09/12/2025

Attachment(s):

CC: S.P. BECKWITH  
KUCKER MARINO WINIARSKY &  
A. BAKER-HEANS  
M. GEYLIK