

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

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

**ORDER TO SHOW CAUSE**

Petitioner,

**Index No.:**

**Premises:**

145 2 AVENUE  
MANHATTAN, NY 10003

- against -

WEST LAKE 145 SECOND AVENUE LLC  
NICHOLAS QUINN

Respondent(s).

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

Upon the annexed verified petition, dated May 30, 2025, let the respondent(s) show cause before me or a Judge of the Housing Part of this Court, at the courthouse located at 111 Centre Street, New York, New York, Part B, Room 583, **on June 26, 2025 at 9:30am in the forenoon**, or as soon thereafter as counsel may be heard, why an Order should not be granted pursuant to Subchapter 2, Article 8 and Subchapter 5, Articles 2 and 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York directing the entry of Judgment against respondent(s) for civil penalties in the amounts described below, together with the costs and disbursements of this proceeding, for failure to provide: Hot Water

For violations issued prior to December 8, 2023:

For the first violation, not less than \$250 per day nor more than \$500 per day from the date the notice of violation was affixed, until the date the violation is corrected;

For each subsequent violation issued at the same dwelling or multiple dwelling, not less than \$500 per day nor more than \$1000 per day per violation from the date the notice(s) of violation(s) was/were affixed, until the date the violation(s) is (are) corrected;

For violations issued on or after December 8, 2023:

For the first violation, not less than \$350 per day nor more than \$1,250 per day from the date the notice of violation was affixed, until the date the violation is corrected;

For each subsequent violation issued at the same dwelling or multiple dwelling, not less than \$500 per day nor more than \$1,500 per day per violation from the date the notice(s) of violation(s) was/were affixed, until the date the violation(s) is (are) corrected;

Violations were issued on the following dates: March 07, 2025, April 27, 2025;

**AND FURTHERMORE**, directing respondent(s) to provide legally required heat and hot water, to maintain the heating system free of any device which is capable of causing an otherwise operable system to become incapable of providing the minimum legal requirements of heat and/or hot water, to provide access to the boiler area and to post proper notices relating to access to the boiler area, and ordering such other relief as is just.

**SUFFICIENT** reason appearing therefore, let service of a copy of this Order, together with the papers on which it was granted, be made upon respondents in the manner prescribed by Section 308, 309, 310 or 311 of the CPLR and or Section 303 of NY LLC Law and or Section 306 of BCL and or Section 110(m) of the New York City Civil Court Act. **Service shall be made on or before June 16, 2025.** Proof of service shall be filed on or before the return date.

Dated:

NEW YORK, New York

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Alberto Gonzalez, J.H.C.