

Dear Carl Brutananadilewski,

I need the following repairs in my apartment referenced below and/or in the public areas of the building:

Living Room

February 19, 2016

ISSUE: Painting overdue (3 years)

ISSUE: No Heat (FIX IMMEDIATELY)

ISSUE: Peeling/flaking paint

ISSUE: No Hot Water (FIX IMMEDIATELY)

ISSUE: Rusty water

ISSUE: Window guards missing

ISSUE: Missing/broken smoke/Co2 detector (FIX IMMEDIATELY)

ISSUE: Rats/Mice (FIX IMMEDIATELY)

ISSUE: Illegal apartments in basement (FIX IMMEDIATELY)

ADDITIONAL DETAILS: Maecenas ut vehicula mauris, et gravida nisl. Duis facilisis nisl et sapien fringilla malesuada. Morbi et odio venenatis massa tincidunt volutpat. Duis eget magna nibh. Aliquam ut nisl tempor, tempor risus sed, eleifend arcu. Proin vel sollicitudin mauris, sed porttitor arcu. Aenean nisi velit, feugiat tempus elit eget, luctus gravida ex. Cras facilisis pellentesque sem, vel laoreet felis laoreet eget. Nullam posuere laoreet metus ut varius. Maecenas ut ex at urna consequat efficitur. Etiam accu

Bed Room

February 19, 2016

ISSUE: Painting overdue (3 years)

ISSUE: No Heat (FIX IMMEDIATELY)

ISSUE: Peeling/flaking paint

ISSUE: No Hot Water (FIX IMMEDIATELY)

ISSUE: Rusty water

ISSUE: Window guards missing

ISSUE: Missing/broken smoke/Co2 detector (FIX IMMEDIATELY)

ISSUE: Rats/Mice (FIX IMMEDIATELY)

ISSUE: Illegal apartments in basement (FIX IMMEDIATELY)

ADDITIONAL DETAILS: Maecenas ut vehicula mauris, et gravida nisl. Duis facilisis nisl et sapien fringilla malesuada. Morbi et odio venenatis massa tincidunt volutpat. Duis eget magna nibh. Aliquam ut nisl tempor, tempor risus sed, eleifend arcu. Proin vel sollicitudin mauris, sed porttitor arcu. Aenean nisi velit, feugiat tempus elit eget, luctus gravida ex. Cras facilisis pellentesque sem, vel laoreet felis laoreet eget. Nullam posuere laoreet metus ut varius. Maecenas ut ex at urna consequat efficitur. Etiam accu

Kitchen Room

February 19, 2016

ISSUE: Painting overdue (3 years)

ISSUE: No Heat (FIX IMMEDIATELY)

ISSUE: Peeling/flaking paint

ISSUE: No Hot Water (FIX IMMEDIATELY)

ISSUE: Rusty water

ISSUE: Window guards missing

ISSUE: Missing/broken smoke/Co2 detector (FIX IMMEDIATELY)

ISSUE: Rats/Mice (FIX IMMEDIATELY)

ISSUE: Illegal apartments in basement (FIX IMMEDIATELY)

ADDITIONAL DETAILS: Maecenas ut vehicula mauris, et gravida nisl. Duis facilisis nisl et sapien fringilla malesuada. Morbi et odio venenatis massa tincidunt volutpat. Duis eget magna nibh. Aliquam ut nisl tempor, tempor risus sed, eleifend arcu. Proin vel sollicitudin mauris, sed porttitor arcu. Aenean nisi velit, feugiat tempus elit eget, luctus gravida ex. Cras facilisis pellentesque sem, vel laoreet felis laoreet eget. Nullam posuere laoreet metus ut varius. Maecenas ut ex at urna consequat efficitur. Etiam accu

I have already contacted the person responsible for making repairs on [date of contacting super], but the issue has not been resolved. In the meantime, I have recorded evidence of the violation[s] should legal action be necessary.

If these repairs are not made by March 19, 2016 I will have no choice but to use my legal remedies to get the repairs done.

Pursuant to NYC Admin Code § 27-2115 an order of civil penalties for all existing violations for which the time to correct has expired is as follows:

C violation:

\$50 per day per violation (if 1-5 units)

\$50-\$150 one-time penalty per violation plus \$125 per day (5 or more units)

“B” Violation:

\$25-\$100 one-time penalty per violation plus \$10 per day

“A” Violation:

\$10-\$50 one-time penalty per violation

Please be advised that NYC Admin Code § 27-2115 provides a civil penalty where a person willfully makes a false certification of correction of a violation per violation falsely certified.

Please contact me as soon as possible to arrange a time to have these repairs made at the number provided below.

Regards,
Cyril Figgis
125 Devil Way
Queens, New York 11204
(1-808) 547-0092