



**New York State Division of Housing and Community Renewal**  
 Gertz Plaza 92-31 Union Hall St.  
 Jamaica, NY 11433  
 Web Site [hcr.ny.gov](http://hcr.ny.gov)

**Docket Number:**  
 IN 610022 AD

**Order Determining Facts or Establishing Rent**

<b>Mailing Address Of Tenant:</b>	<b>Mailing Address Of Owner/Owner's Rep:</b>
<b>Various (See Tenant's List)</b> <b>694 Courtlandt Avenue</b> <b>Bronx, NY 10451</b>	<b>Pars Bronx Realty, LLC</b> <b>75-27 196<sup>th</sup> Street</b> <b>Fresh Meadows, NY 11366</b>
<b>Subject Building (Number and Street)</b> (If Different From Tenant's Mailing Address) (Apt. No.) (Municipality)	

**Applicable Regulations:**

- Section 2102.6 of the State Rent and Eviction Regulations
- Section 2502.6 of the Emergency Tenant Protection Regulations
- Section 2202.22 of the NYC Rent and Eviction Regulations
- Section 2522.6 of the Rent Stabilization Code

**Determination:**

After consideration of all the evidence in the record, the Rent Administrator finds: that the subject building is not subject to the Rent Stabilization Law and Code.

On February 24, 2020, the owner initiated the instant proceeding to determine the rent regulatory status of the subject building. The owner stated that the building is not under the Agency's jurisdiction as it is a four (4) family house with one (1) store. The owner claimed that the property never received a J-51 tax abatement, nor were there any alteration applications filed with the NYC Department of Buildings for the premises. The owner submitted a copy of the Certificate of Occupancy for the building which shows that it is a residential dwelling consisting of two (2) units each on the second and third floors, with a store on the first floor.

The tenants were afforded an opportunity to review the owner's application, but to date have failed to respond. A Notice of Commencement of Administrative Proceeding was sent on March 10, 2020 and additional notices were sent on November 17, 2020 and June 17, 2021.

Evidence in the record indicates that the subject building was built prior to January 1, 1974 and has less than six (6) housing accommodations. NYC Department of Finance records show no tax abatements for the subject building and NYC Department of Buildings records show no current or prior violations based on occupancy. In addition, inspections were conducted by this Agency on April 15, 2021 and May 18, 2021. The inspector found four (4) apartments, two (2) on the second floor and two (2) on the third floor. There is a store front that does not appear to be in service on the first floor. There are also four (4) bells/buzzers as well as four (4) mailboxes. The inspector reported that they were unable to gain access to the basement due to the owner's failure to show up to the second inspection.

After a careful review of the evidence in the record, the Rent Administrator finds that the subject building has less than six (6) dwelling units and is therefore not subject to the Rent Stabilization Law and Code. As such, the subject premises is not under the jurisdiction of this Agency.

Accordingly, this proceeding is terminated.

If you believe this order is based on an error in law and/or fact, you may file a Petition for Administrative Review (PAR), form RAR-2, no later than 35 days after the issuance date of the 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.

January 18, 2022  
Issue Date

Kawana Wade  
Rent Administrator

Additional Parties:

Rosy Tchomassi  
694 Courtlandt Ave., Apt. 2F  
Bronx, NY 10451

Gregory Curtis  
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Aziziz Curtis  
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Pars Bronx Realty LLC  
694 Courtlandt Avenue  
Bronx, NY 10451

Pars Bronx Realty LLC  
696 Courtlandt Ave., Apt. 2B  
Bronx, NY 10451

I have compared the attached copy with the original document in the custody of the Office of Rent Administration of the Division of Housing and Community Renewal, and do hereby certify that the same is a true and correct copy thereof. The acceptance of a registration statement or other filed document and the certification of its existence is not a certification of the correctness of any of the statements contained therein.

I am an employee of DHCR duly designated to make this certification.

Date: 6/13/2023 2 AL  
DHCR Certifying Officer