

SUPREME COURT OF THE STATE OF NEW YORK
NEW YORK COUNTY

PRESENT: HON. BARBARA JAFFE PART IAS MOTION 12

Justice

1090 ST. NICHOLAS INVESTORS LLC,
Plaintiff,

INDEX NO. 153243/2021
MOTION DATE
MOTION SEQ. NO. 001

- v -

MATEO HERNANDEZ, HUMBERTO ZAPATA, PATRICK WILLIAMS, VICTOR GRULLON, JOSE DOE, JOHN DOE, JANE DOE,

DECISION + ORDER ON MOTION

Defendants.

The following e-filed documents, listed by NYSCEF document number (Motion 001) 3-22, 42 were read on this motion to/for INJUNCTION/RESTRAINING ORDER

By order to show cause, submitted on default, plaintiff moves for an order preliminarily enjoining defendants from taking certain actions related to the premise at issue.

As the motion is meritorious, it is hereby

ORDERED, that the motion is granted; and it is further

ORDERED, that defendants Mateo Hernandez, Humberto Zapata, Patrick Williams, Victor Grullon, Jose Doe, and Jane Doe (and all persons known and unknown acting on their behalf, or in concert with them), are hereby preliminarily enjoined and restrained from illegally occupying and using or permitting the subject premises located at 1090 St. Nicholas Avenue, Apartment 52, New York, New York 10032 ("Premises") to be used as a de facto, single room occupancy dwelling, or using the Premises for an illegal trade of business by subletting the Premises and installing transient occupants in the Premises on an illegal short-term basis (less than 30 days), collecting rent or use and occupancy for the Premises, or performing any unauthorized work, installations, and alterations in and to the Premises.

6/23/2021 DATE

BARBARA JAFFE, J.S.C.

CHECK ONE:

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CASE DISPOSED

[X]

NON-FINAL DISPOSITION

[X]

GRANTED

[]

DENIED

[]

GRANTED IN PART

[]

OTHER

APPLICATION:

[]

SETTLE ORDER

[]

SUBMIT ORDER

CHECK IF APPROPRIATE:

[]

INCLUDES TRANSFER/REASSIGN

[]

FIDUCIARY APPOINTMENT

[]

REFERENCE