

University District Housing Court Liaison Report

3/11/2016

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE	CHECK STATUS
1	1/4/2016	N/A	43	Tyler	Buffalo Student	Housing LLC	This was a hearing to address the multiple parties that were held at this residence. Three of the tenants appeared, well dressed and very apologetic. The two roommates that caused most of the issues have left school (one most likely was expelled).	Students want to leave and basically asked to be evicted. They did not realize that they would still be liable for the rest of their lease. They were strictly warned that any further complaints would result in their immediate eviction. Attorney for Buffalo Student Housing, Rodney Giove (298-9730 office; 573-6334 cell), is working with the students to come to a solution as they can't pay for rent without the other students. It is safe to say the party issues at this property are over.	N/A	HCL is asking that Tyler St. neighbors to report any further problems with this property immediately.
2	1/8/2016	CR-19848-15	161	Courtland	Michael	Davis	Gave Wayne Robinson Power of Attorney which has no effect in a housing court case. Criminal charges are not covered by P Of A and housing court charges are criminal...!	Needs to clean up trash and debris on property. Substantial progress must be made by next court date. Mr. Robinson has little or no chance to meet deadline...wrong attitude.	5/13/2016 at 9:30 AM	
3	1/8/2016	CR-08446-15	298	Davidson	Alfred	Green	Mr. Green has personal judgments against him that he is trying to work through. The bank holding his mortgage may have released the lien but are holding him to what is owned.	This guy needs an attorney who can make sure he gets a clean title. Needs to keep property clean and shoveled and get it up for sale.	4/22/2016 at 9:30 AM	
4	1/8/2016	CR-20254-15	160	Shoshone	Charlotte	Adams	Owner died at 91 with no known heirs. Property is a two family and vacant. Ticketed for trash and debris on 1/4/16...fine was \$150.00.	Property is not demo worthy. COB granted a C/U order and will continue to ticket the property and thus the estate for trash and debris and bill it for the C/U. Case Dismissed as housing Court has no further action available to it.	N/A	CM Wyatt should be contacted so that he is aware of this situation. Property does not seem to have a mortgage. Interested parties should engage a real estate Attorney for
5	1/8/2016	CR-18495-15	21	Parkridge	Jackie	Morris	Bank foreclosed on this property and then there was a fire. Ms. Morris did not own the property at the time of fire or violations.	Case dismissed		CM Wyatt needs to reach out to Fannie Mae who now owns the property to repair it and sell it.
6	1/8/2016	CR-15224-15	1363	Kensington	Rachel	Saibu	Typical case of a landlord that is not very knowledgeable of her responsibilities as a landlord. Needs to pay Rental Registry fees, fines and penalties as well as get the Electrical service line fixed.	Property can not be rented until the electrical issue has been addressed by a licensed electrician and inspected by the COB. Owner claims that the property is vacant... COB and ECHD need to check	4/22/2016 at 9:30 AM	CM Wyatt and neighbors need to make sure that this property is not rented until the it is cleared by the COB
7	1/8/2016	CR-14626-15	432	Lisbon	Jahmel	Wallace	Mr. Wallace has missed several court dates and this property is in foreclosure. Unfortunately doors are wide open and the property is unsecured.	Return for updates after COB runs Accurint for missing owner. Property must be kept clean	1/22/2016 at 9:30 AM	
8	1/15/2016	CR-19462-15	45	Merrimac	Kalia Capital Grp.	LLC.	PM Keith Keane appeared for the owner. BPD is requesting an OTV on this property due to the long list of 911 calls and the fact that one of the tenants has a long "rap" sheet. PM notified of the cracked box beam for the upper porch so if the porch collapses the owner will be held liable.	PM states that the owner is not opposed to the OTV. Return for OTV proceedings.	1/22/2016 at 9:30 AM	Thanks to Marty M. for keeping this problem property on the HCL's radar.

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9	1/15/2016	CR-11372-15	384	Dartmouth	Crystal	Boiling	Owners attorney claims that a responsible buyer has been found for this property.	That fact remains to be seen and the UDCDA is still interested in taking a donation of this property. Return for updates on the sale.	4/22/2106 at 9:30 AM	HCL will ask the court to collect fines and impose the COB charges for wasted =court time on this property while owner made up her mind what was best for her.
10	1/15/2016	CR-22749-15	108	Carmel Rd.	Robert	Brindisi	Attorney Christopher did not show. Property owner needs to pay the RR fee including penalties and interest as well as obtain a permit for the siding that is being installed.	Court letters sent and an update will be obtained at next court date, Property is a rental	2/19/2016 at 9:30 AM	
11	1/15/2016	CR-19122-15	27	Millicent	Bernard	Butcher	No show...COB granted and interior inspection order.. Property is vacant.	Return for COB updated and property is on the EC foreclosure listing due to non payment of EC property taxes.	1/29/2016 at 9:30 AM	
12	1/15/2016	CR-20331-15	488	Winspear	Lou Lou	Lao	Owner is running an unlicensed rooming house and property is full of trash, weeds and debris.	Receivership hearing on next court date and the COB granted and interior inspection order.	2/3/2016 at 2:00 PM	
13	1/15/2016	CR-11799-14	1175	Hertel	Agha	Motasim	Attorney for owner has requested and adjournment so that repairs can be completed.	This has been a real problem property for some time.	3/10/2016 at 9:30 AM	This is a Delaware District property CM Feroletto needs to reach out to owner to insure that repairs are made.
14	1/22/2016	CR-19462-15	45	Merrimac	Kalia Capital Grp.	LLC.	Property managed by Cleaner Estates 100 Woodcrest Dr. Amherst NY 14226; 946-5519 who have very bad reviews on social media sites.	Many 911 reports on this property... parties every other weekend. OTV issued for 1/31/2016. Also Judge ruled that property can't be occupied until structural repairs are made to the satisfaction of the COB Inspector. Return for progress report. If the property is rented by the PM before the repairs are made they will be held in contempt of court.	5/27/2016 at 9:30 PM	HCL asks that neighbors keep a watch on this property and report immediately if anyone is living there.
15	1/27/2016	CR-19462-15	45	Merrimac	Kalia Capital Grp.	LLC.	Students requested a hearing requesting more time to move out as they had just returned to Buffalo from holiday break. They requested an additional 30 days.	Request was granted for an additional 30 days and now they must be gone by the end of February. All of Judge Carney's other rulings in this case remain in effect...please refer to 1/22/16 court date for this property.	5/27/2016 at 9:30 PM	PM is stating that repair work will begin ASAP. HCL requests that neighbors help him key a close watch on this property.
16	1/29/2016	CR-19390-15	Multiple	COB addresses	Troy	Berry	All of these properties under several company names in addition to Troy Berry are going to trial on the request of the COB Unable to find owner	Multiple files will be tried. At least 50 + properties are in question.	3/31/2016 at 9:30 AM	
17	1/29/2016	CR-19122-15	27	Millicent	Bernard	Butcher	Unable to find owner	Receivership order issued as property is occupied.	N/A	
18	1/29/2016	CR-00977-11	70	Merrimac	Sean	Potter	Neither attorney nor owner showed up today for an update on the forthcoming sale of the property by the bank. EC Real Estate records still have Potter as the owner.	return for update and court letter sent reminding them of new court date.	2/19/2016 at 9:30 AM	