

University District Housing Court Liaison Report

4/4/2017

#	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	There was no Court on July 1st due to the Holiday.									
2										
3	7/8/2016	CR-02223-16	1169	Kensington	The Estate of George	Ramp	Dawn, the owners daughter, has done nothing to the property since was arraigned in March 2016. Grass and weeds not mowed and there are still derelict cars in the driveway.	COB is requesting a receivership or trial if nothing is done...the daughter doesn't seem to have a clue about what to do. There is a question of whether she actual has legal ownership. Return for progress check	8/19/2016 at 9:30 AM	
4	7/8/2016	CR-03943-13	145	Heath	John	Calabro	Violations still have not been addressed and work completed is not to code as per COB Inspector Gilson. Attic space open to infestation and gutter need to be fixed.	Rental Registry not paid and the COB is requesting a receivership and if not COB is requesting a trial date. Trial date set. Possible \$1500.00 fine on each court.	9/1/2016 at 9:30 AM	
5	7/8/2016	Cr-22772-15	140	Carmel	Sami	Cirilli	Some progress being made. However it should be noted that the defendant also owns properties at 58 and 66 Carmel as well as 84 Rugby Rd.	Return for update on progress.	8/19/2016 at 9:30 AM	HCL requests that neighbors of all listed properties keep an eye out for additional violations.
6	7/8/2016	CR-18281-15	159	Heath	Steven	Dolhon	Rental Registry Fees not paid. Has been in court before for trash and debris	Complicating this case is the fact that Mr. Dolhon has never paid EC taxes since he bought the property in 2001 and now owes \$9245.00 in taxes penalties and interest.	7/29/2016 at 9:30 AM	
7	7/8/2016	CR-05988-16	67	Roosevelt	Kevin	Reynolds	Violations include condition of stairs and lack of adequate handrails. Also needs to cut down bushes for increased visibility for neighboring properties.	Return for update on progress.	10/14/2016 at 9:30 AM	
8	7/15/2016	CR-05306-16	426	Dartmouth	WNY Property	Solutions Group	Work being done without proper permits. They have not appeared in Court.	Owner has sold property earlier this year to Sumana Kulsum. Judge fined them anyway, \$16,500 immediate judgement and guilty in absentia. COB will cite the new owner.	N/A	
9	7/15/2016	CR-19462-15	45	Merrimac	Kalia Capital Group	LLC	Never have graced the Court with their presence...property is for sale with an offer...no repairs have been made. Porch is still unsafe.	Trial scheduled.	8/11/2016 at 9:30 AM	Neighbors please keep the HCL updated on any changes ore a sold sign.
10	7/15/2016	CR-13579-15	95	Niagara Falls Blvd.	Richard	Dunn	Owner paid the RR fees that were outstanding. However roof needs to be addressed as well as the garage door and the lean on the garage... property is vacant again. Cyndi Freidenberg is the PM.	Defendant owes \$4600 in back taxes, interest and penalties...hasn't paid since 2012. Return after EC Tax Auction.	10/14/2016 at 9:30 AM	
11	7/15/2016	CR-19854-15	50	Fennimore	Mohammed	Hosain	No show. Court letter will be sent.	Return for update on a short turnaround.	7/28/2016 at 9:30 AM	
12	7/15/2016	CR-01355-16	1160	Kensington	Nelson	Roland Jr.	OOT owner. Some progress but no where near enough. Foliage at side of house needs to be trimmed away.	COB has requested a trial date.	9/1/2016 at 9:30 AM	
13	7/15/2016	CR-15368-15	20	Easton	Daren R.	Thomas	Property for sale but is overgrown with grass and weeds. Also needs gutter, roof and siding to be addressed. Attorney claims that property is for sale and there are buyers interested.	Property current has an OTV order on it and the tenant was evicted in June. As of 6/24 no progress. Return for update and sale progress.	10/7/2016 at 9:30 AM	
14	7/22/2016	CR-19379-15	175	Davidson	Lamar	Singletary	Typical Singletary property. Mary Chang is attorney of record. Owner needs to get the work completed.	Return for progress report.	9/23/2016 at 9:30 AM	
15	7/22/2016	CR-00582-16	122	Hastings	Gary	illos	Mary Chang is attorney. Property is in horrible condition...porch, paint, trash, debris, grass and weeds.	Attempting to sell. Return for progress and attorney told to light a fire under Mr. illos.	9/23/2016 at 9:30 AM	
16	7/22/2016	CR-03098-16	3278	Bailey	General assembly of	the Church of Lord	Hired Greenearth construction	Work on roof progressing...permits pulled.	9/30/2016 at 9:30 AM	
17	7/22/2016	CR-11598-14	272	Parkridge	Linda	Ng	This slumlord owns multiple properties on Minnesota, Lisbon and Englewood as well as this one on Parkridge. She uses her call to Housing Court as the only indication to make repairs. ECHD is also citing her properties.	This is a property owner who needs to be taken to task on the overall condition of all of her properties. Neighbors need to report issues to 311 and 911 as appropriate. Also they need to engage the CM in taking the lead to force this slumlord to fix or sell. Return for updates on repairs.	9/23/2016 at 9:30 AM	HCL requests that neighbors of all listed properties keep an eye out for additional violations.
18	7/22/2016	CR-02997-16	188	Englewood	Jay	Soon	OOT owner who talks a good game but does no repairs until forced to do them... This is the last property he owns and it is up for sale.	Court ordered a receivership to move repairs along. Receivers report on next date.	8/10/2016 at 2 PM	
19	7/22/2016	CR-11649-14	50	Carmel	Renee	Quale	Renee is dead and her brother Carl now has the title so that he can apply for loans. Denied by UDCDA due to unwillingness to repair credit and pay bills.	Brother needs to get to a point were he can sell the property because in the eyes of the law he may well be a squatter. Return for some sign of positive movement	9/30/2016 at 9:30 AM	Neighbors please keep the HCL updated on any changes or a for sale sign.
20	7/29/2016	CR-08420-16	1397	Kensington	Kislev	LLC	Also goes under the name of Shinyin Management LLC and Yitay Homes LLC. 5651 Main St. Suite 8-124... this is a UPS Store with PO Boxes	Rental Registry not paid and the COB looking for it's money. Historically the new owner fixes their properties quickly. Return for update.	10/27/2016 at 9:30 AM	
21	7/29/2016	CR-19122-15	27	Millicent	Bernard	Butcher	Seems to be making progress on necessary repairs as porch roof and porch have been repaired. Still needs to address fence, siding and paint.	All this may be for nothing as he owes EC \$3676.00 in back taxes that haven't been paid since 2007. Property could be auctioned off by EC. Return for updates.	10/28/2016 at 9:30 AM	
22	7/29/2016	CR-18281-15	159	Heath	Steven	Dolhon	Weird guy...house is like a gated compound. Was in court prior on overgrown bushes that blocked corner sight lines.	Can't be found. warrant out for him on a civil case... now he has a housing court warrant out for him also. \$10K cash or bond.	N/A	
23	7/29/2016	CR-06473-15	132	Shoshone	Doris	Kreuz	Owner refuses to answer court appearance requests. Has lived there since she was born...house has been in family since 1942. Kevin Quinn for legal aid has reached out to no avail.	Perhaps neighbors can reach out to possible family members at the owner is well over 75 to convince her to put property up for sale. Return to Court for trial	8/18/2016 at 9:30 AM	
24	7/29/2016	CR-02205-16	291	Stockbridge	Susan	Miller	Family home that was rented out by novice landlords who paid the price of horrible tenants. Owner is cleaning out trash and debris to get it ready for sale.	Return for update and plans for sale of the property.	10/28/2016 at 9:30 AM	