**CIVIL COURT OF THE CITY OF NEW YORK**

**COUNTY OF KINGS, PART [B] Hon. Judge [Judge’s surname]**

**-------------------------------------------------------------------X**

**[TENANT],**

**STIPULATION OF SETTLEMENT**

**Index No. L&T 000000/25 [BX/KI
/NY/QS]**

**Premises: [Subject Premises]**

**Petitioner-Tenant**

 **- against –**

**[LANDLORDs]**

 **-and-**

 **Respondent-Landlords.**

**THE DEPARTMENT OF HOUSING PRESERVATION**

**AND DEVELOPMENT OF THE CITY OF NEW YORK,**

 **HPD-Respondent**

**-------------------------------------------------------------------X**

Without admitting or denying any of the underlying allegations, parties agree to the following, and petition is settled as follows:

# Respondents-Landlords agree to cure all remaining open HPD violations appearing in the HPD Buildings Registration and Violation Report (dated [date of signing stip], incorporated by reference into this document and relevant violations copied below) by [deadline for completion of all repairs].

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 4A4 | 2021/01/21 2021/01/25 | A | 501 | 139999787072144Original | § 27-2005 adm code properly repair the broken or defective (inoperable) electrical outlet at north wall in the kitchen located at apt 4a, 4th story, 2nd apartment from south at west , section at north | NOV SENT 2021/01/25 | 2021/05/14 |
| 4A4 | 2021/01/21 2021/01/25 | B | 508 | 139999867072145Original | § 27-2005 adm code repair the broken or defective plastered surfaces and paint in a uniform color .the ceiling and east wall in the 1st room from east at north located at apt 4a, 4th story, 2nd apartment from south at west , section at north | NOV SENT 2021/01/25 | 2021/03/15 |
| 4A4 | 2021/01/21 2021/01/25 | A | 501 | 139999897072144Original | § 27-2005 adm code properly repair the broken or defective (inoperable) electrical outlet at south wall in the foyer located at apt 4a, 4th story, 2nd apartment from south at west , section at north | NOV SENT 2021/01/25 | 2021/05/14 |

# Petitioner agrees to provide access and 9:00 AM to 5:00 PM. on the following dates: ; ; . If Respondent-Landlords’ agents do not arrive by 11:00 AM, Petitioner is free to leave. Additional access dates to be scheduled between counsel if necessary.

# To correct rodent violation ([violation(s) ID #]), Respondent-Landlords agree to perform Integrated Pest Management pursuant to HMC § 27-2017.8.

# Respondent-Landlords shall, and shall ensure that all workers, contractors and electricians that they send to the Subject Apartment and the other parts of the building, observe COVID-19 precautions and wear masks and gloves throughout the duration of the time spent in the Subject Apartment and the other parts of the building, practice social distancing and ensure all rooms are appropriately ventilated. By entering into this stipulation, Petitioner represents that neither he nor, to the best of his knowledge, anyone in his household has been diagnosed with COVID-19, exposed to anyone with COVID-19 or experienced symptoms of COVID-19 over the last 4 weeks, and Respondents-Landlords represent that neither they nor, to the best of their knowledge, any worker, contractor or electrician that they send to the Subject Apartment or other parts of the building will have been diagnosed with COVID-19, exposed to anyone with COVID-19 or experienced symptoms of COVID-19 over the last 4 weeks.

# All parties agree that they have read and understand the contents of this stipulation.

# Upon default of the above, Petitioner may restore this case to the calendar by 8-days written notice to seek civil penalties, a finding of contempt or any other appropriate relief.

# The contents of this stipulation shall be binding upon, and inure the benefit of, the parties hereto, their representatives, successors and assigns.

Dated: March 20, 2025

 [Borough], New York

\_/s/ [confirmed signature]\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[Attorney] [Opposing party attorney]

*Attorneys for Petitioner* *Attorney for Respondent-Landlord*

[Firm/organization] [OPA firm]

[address] [OPA address]

[phone] [OPA phone]

[email] [OPA email]

[*It is usually not necessary to include a*

*signature block for the HPD attorney as*

*they usually do not sign off on theses*

*stipulations, however sometimes the Court*

*may instruct you to have them sign as well*]

[*ANNEX HPD VIOLATION REPORT DATED THE DATE YOU SIGN THE STIP]*