

# TOWN WATCH / TOWN PRIDE

## LANDLORD 2-STRIKE HEARINGS 1/08/07 FINAL REPORT

This is the final report of the hearings conducted by Hearing Officer Michael Donohue. Paul Baldini, Esq., City Solicitor, and Police Chief William Kennedy represented the City.

- Romano : 244 42<sup>nd</sup> St.  
Dismissed. Incidents occurring 9/4/06 & 9/5/06 were joined into one complaint by the court with the agreement of the complainant neighbors. Tenants convicted. As a single incident, case did not qualify under 2-strike ordinance.
- Hatton ; 3820 Central Ave.  
Property had trash violations 7/16/05 & 7/05/06. Owner did not respond to hearing notice and did not appear. City Solicitor will contact owner. Disposition pending.
- Hack : 4830 Central Ave.  
Incidents 6/24/06 & 8/06. Witnesses testified as to activities at property.  
Hearing Officer cited no response by owner to police and did not accept owner's reliance on real estate agency to check on property.  
Holding: Owner to post \$5,000 bond for a period of 5 years.
- Guiliano ; 3710 Central Ave.  
Incidents on 6/1/06 & 7/5/06. Trash violation 7/12/06. No witnesses appeared.  
Holding: \$2,500 bond for a period of 2 years.
- Kralovec : 142 37<sup>th</sup> St.  
Incident on 8/12/06. At 1/10/06 hearing last year, the owner was ordered to post \$2,000 bond for 2 years due to incidents on 8/2/2005 & 8/19/2005. No witnesses appeared. Property has been torn down. Hearing Officer recognized efforts by owner's proactive steps (lease stated eviction if convictions occurred) including removal of tenants, but owner continued to rent to young tenants.  
Holding: Bond increased to \$3,500 for an additional 2 years.
- Weis : 131 40<sup>th</sup> St.  
Incidents 6/17/06 & 6/18/06. Trash violations 6/19/06 (3) & 9/1/06 (2)  
Extensive witness testimony on conduct and conditions at property. Real estate representative also testified. Owner not present due to medical condition and represented by attorney who will review with owner and submit a certification to the City Attorney and the Hearing Officer by 1/25/07.  
Holding: Final determination April 5, 2007. \$4,000 bond for a period of 4 years.
- Jersey Shore Properties, LLC : 25 40<sup>th</sup> St.  
Incidents on 6/16/06 & 8/11/06. 2 units at this property with separate rental permits. Police records did not specify at which unit both incidents took place. Ordinance requires and the City could not prove that both incidents occurred at the same unit.  
Holding : No bond determination could be made since it was not shown at which unit the both incidents took place.