

MAYOR
CAROLINE SIMMONS



Social Services Commission
Caroline Temlock Teichman, Chair
Kathleen Lombardo
Ellen Petersen
Renai Strother
Linda Gornitsky

SOCIAL SERVICES COMMISSION
888 Washington Blvd.
Stamford, CT 06901

July 12, 2023

Case No. FR 20230203-03

**312 Greenwich Ave. # 2R (Cruz) & 312 Greenwich Ave. # 3R (Aguirre/Perez) vs.
LLSSGG, LLC**

Fair Rent Hearing Exhibit List

1. Tenant Complaint with pictures/video and prior lease
 - a. 312 #2R (Cruz) March & June (17pgs)
 - b. 312 #3R (Aguirre/Perez) March & June (13pgs)
2. Health Department Inspection reports
 - a. 312 #2R (Cruz) (1pg)
 - b. 312 #3R (Aguirre/Perez) (12pgs)
 - c. 312 # 3R (Aguirre/Perez) Reinspection (12pgs)
3. November 2022-July 2023 Landlord income/expense statement and Rents as of July 2023 (2pgs)

Tenant: Adrian Cruz and Alex Cruz
312 Greenwich Ave, 2R
Stamford, CT 06902

Stamford Social Services Commission
Attn: Fair Rent Commission
888 Washington Blvd. 9th Floor
Stamford, CT 06904

February 3, 2023

To Whom It May Concern:

I am filing a complaint because my landlord is trying to raise my rent from 2000 per month to 2950 per month.

I object to this increase for the following reasons:

- This is an increase of 950 or almost 50 %, which is harsh and unconscionable.
- The building and my unit are not in good condition and my landlord has refused to make repairs unless I agree to this increase. I am dealing with the following conditions:

bathroom sink leaking, kitchen sink leaking,
bathroom ceiling leaking, some outlets don't work,
holes in walls, doors don't lock correctly, mice,
cockroaches, parking lot floods every time it rains, kitchen

My landlord is: Uanderson Beredetti, 308-312 Greenwich Ave LLC, 1177 High Ridge Road, Suite 101,
Stamford, CT 06905
Email: uanderson@broadfieldrealtycapital.com
Phone: Mike, Property Manager - 203-223-1333

My contact information is:

Email: Atraccionmusical642@gmail.com - Adrian
Phone: 475-257-7598

My primary language is Spanish and I require Spanish interpretation for all communications with the Fair Rent Commission.

Sincerely,



Adrian Cruz



Alex Cruz

cabinets
falling
apart
hot water
runs out,
one window
broken

Rental Address: 312 GREENWICH AVE. 2FL. RT

Tenant Information

Date: 5/24/18 Cell #: 2039186953
Home Tel. #: 2

Name: Dany Cruz Present address: 312 GREENWICH AVE 2FL. RT

How long have you lived there? 3 Name of present Landlord: JOHN STEINEBBER

Present rental payment amount: 2000 Number of rooms: 3

Are utilities included: NO Are all occupants related to you: YES

The Tenant understands that this is a 3 BEDROOM apartment. Only 6 persons are allowed to live in this unit and they must be related to the person renting the apartment.

The names of the 6 persons living here will be:

Name: (Print)	Age:	Where they work (name of company & address)	Tel. #	Weekly Salary
1) Alex Cruz	1271	langos. Capend		500
2) Fernando Lopez	241	construcción		600 NO Lbrs
3) Dany Cordero	211	construcción		600
4) Adolfo Maldonado	1351	langos Capend		500 N /
5) X X X	X X X	X X X	X X X	X
6) X X X	X X X	X X X	X X X	X

Rent must be received by Landlord within the 10 day grace period from start of lease or a penalty of 10% is due with payment of the next months rent. Rent is to be paid by check or money order; cash will not be accepted after the original contract is signed. Rent increases 10% yearly. If occupancy of this apartment changes I agree to notify Landlord and move out immediately. Agreed: [Signature]

Security Deposit:-	0.00
1 st month rent:-	0.00
Total:-	0.00

AS OF 5/24/18 TENANTS OWES
ELECTRIC BILLS 2,786.96 THEY
WILL PAY \$157.79 MONTHLY UNTIL
FULL PAID

Agreed: [Signature] (Tenant)
Social Security #: _____
Date of Birth: 06-22-97

Tenancy Agreement

- (1) It is agreed this rental shall be for a minimum of 12 months;
- (2) Landlord does not supply a refrigerator;
- (3) Tenant is responsible for the proper cleaning of the stove and range hood fan filter weekly including the parts that operate it. If stove stops working during tenant's occupancy tenant is responsible for the cost of repairing the stove (which includes the burner tops and all components) also bathroom fan operating properly;
- (4) Food must be containerized when not being served;
- (5) Garbage must be covered when stored in apartment and placed in outdoor receptacles with the lid placed on top;
- (6) Hall in front of your apartment should be cleaned weekly;
- (7) Smoke detector must be in working order at all times as per City of Stamford Fire Marshal otherwise a \$50.00 fine each detector;
- (8) Loud music is not allowed; all music and noise to stop at 10:00pm;
- (9) Discarding paper cans or any debris on the premises, or on the public sidewalk and street is not allowed;
- (10) Parking of one car per family on site is allowed by the issuance of a permit from landlord, but car must not block garbage containers & other cars, in parking lot. Commercial vehicles are not allowed on property;
- (11) Any illegally parked cars will be towed and tenant will be responsible for towing and storage charges;
- (12) Repairing & washing of cars is not allowed on site;
- (13) Loitering & congregating is not allowed on the premises (no parties);
- (14) Barbeque grills are not allowed any where on the property;
- (15) Long or multi extension cords are not allowed;
- (16) Portable heaters are not allowed on the property. Apartment heating system only to be used in cold weather (heaters must be on 24/7 in cold weather) sink & utility cabinets are to be kept at room temperature;
- (17) Storage is not allowed in hallways, porches, cellars, basement or yard all furniture and large items that do not fit in garbage bags and containers are the responsibility of the tenant and must be removed to the city dump;
- (18) Garbage must be put in sealable plastic bags, not loose garbage bags, and be placed by hand into garbage cans in the yard daily;
- (19) Painting of apartment is not allowed;
- (20) Washing machines are not allowed;
- (21) Utilities must be transferred into your name before moving in. Key will not be given until this is verified by manager;
- (22) Satellite Dish is not allowed;
- (23) Key locks are not allowed on interior rooms;
- (24) If evicted you will be responsible for any costs associated with the action including Marshal's fees and reasonable attorney fees. Penalty interest will be charged on any unpaid balance at the rate of 1.5% per month;
- (25) If toilet clogs a \$25.00 charge to unclog toilet will be due and payable;
- (26) Tenant to carry personal Property and Liability Insurance;
- (27) Animals are allowed only by written approval by landlord;
- (28) Tenant is responsible for broken windows during tenancy;
- (29) Tenant must provide working 24/7 cell #. 203 918 6953 during his/her tenancy with us. If tenant failure to do so there will be a \$2.00 daily fine or you will be evicted from apartment.
- (30) \$500.00 fine for changing locks on front door and interior doors as per City of Stamford Fire Marshal;

Agreed: _____

(Tenant)

Cowan, Sharona

From: Dahlia Romanow <dromanow@ctfairhousing.org>
Sent: Friday, June 23, 2023 1:51 PM
To: Cowan, Sharona
Subject: Photos/videos - 312 Greenwich Ave, Apt. 2R - Adrian and Alex Cruz
Attachments: flooding where they park.mp4; broken door.jpg; broken door lock.jpg; cracked floor.jpg; under the sink.jpg; outlet 4.jpg

Hi Sharona,

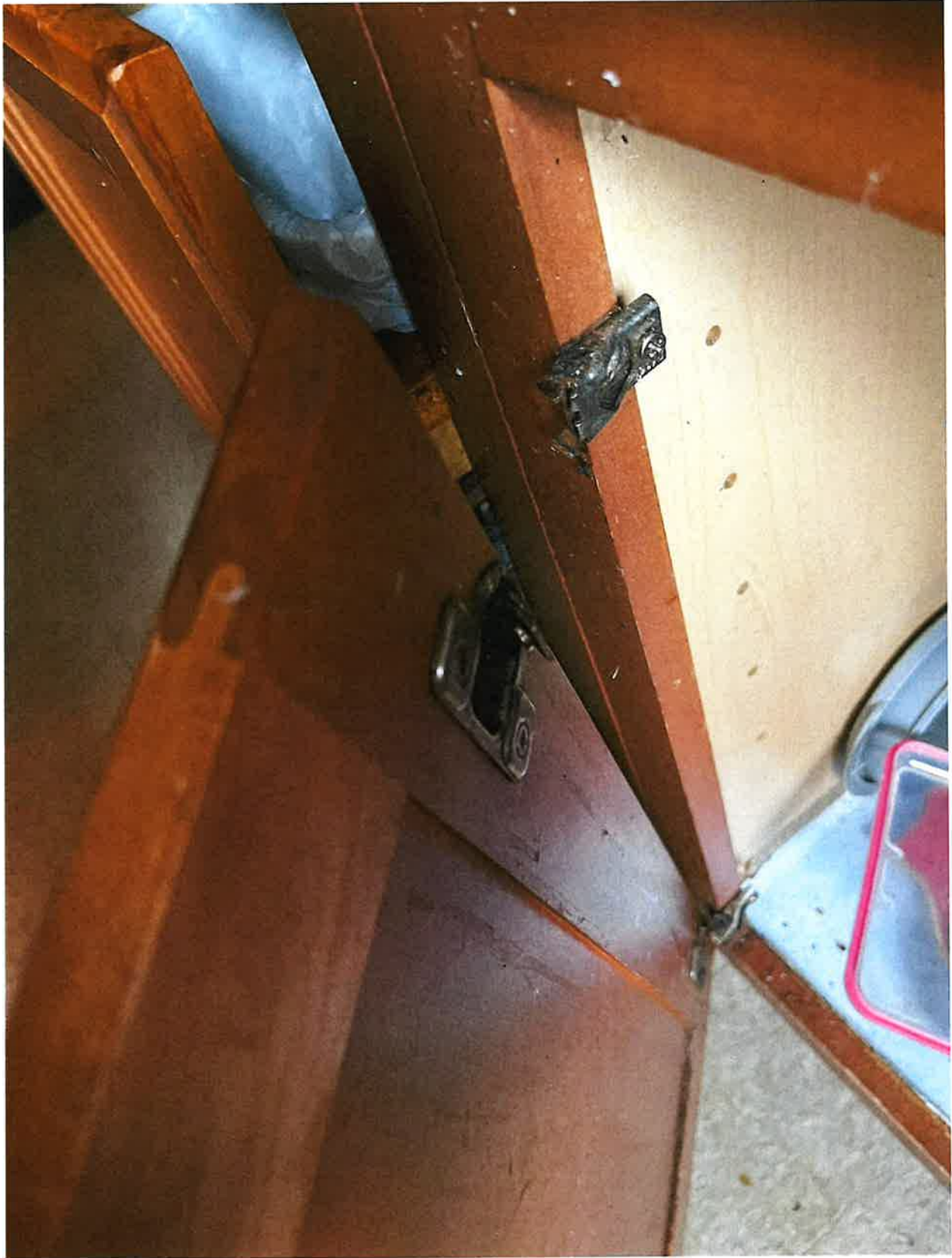
Please see attached for additional photos and video from this unit.

Thanks,
Dahlia

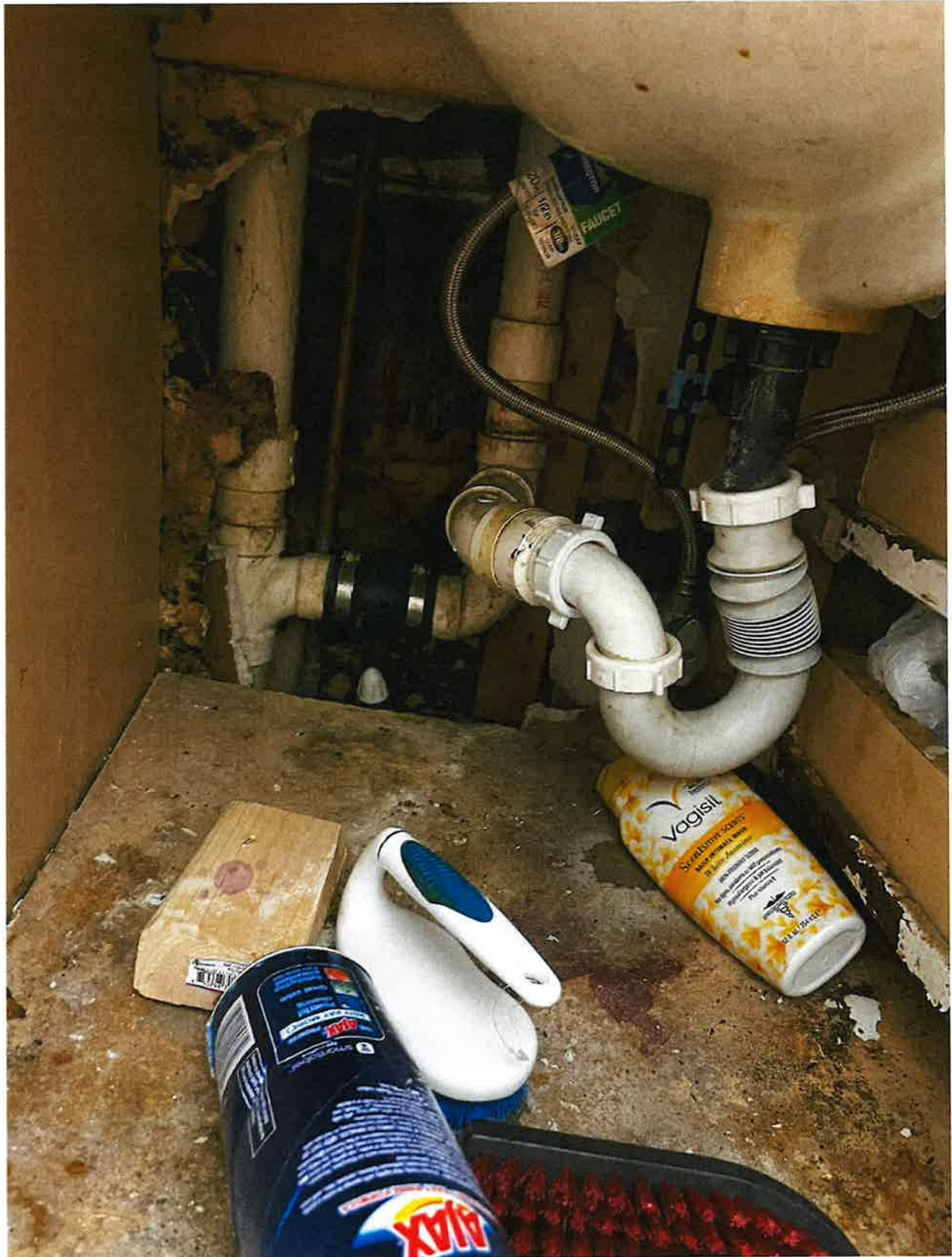
Dahlia Romanow (she/her)
Staff Attorney
Connecticut Fair Housing Center
60 Popieluszko Court
Hartford, CT 06106
Phone: (860) 263-0730 x730
Fax: (860) 247-4236



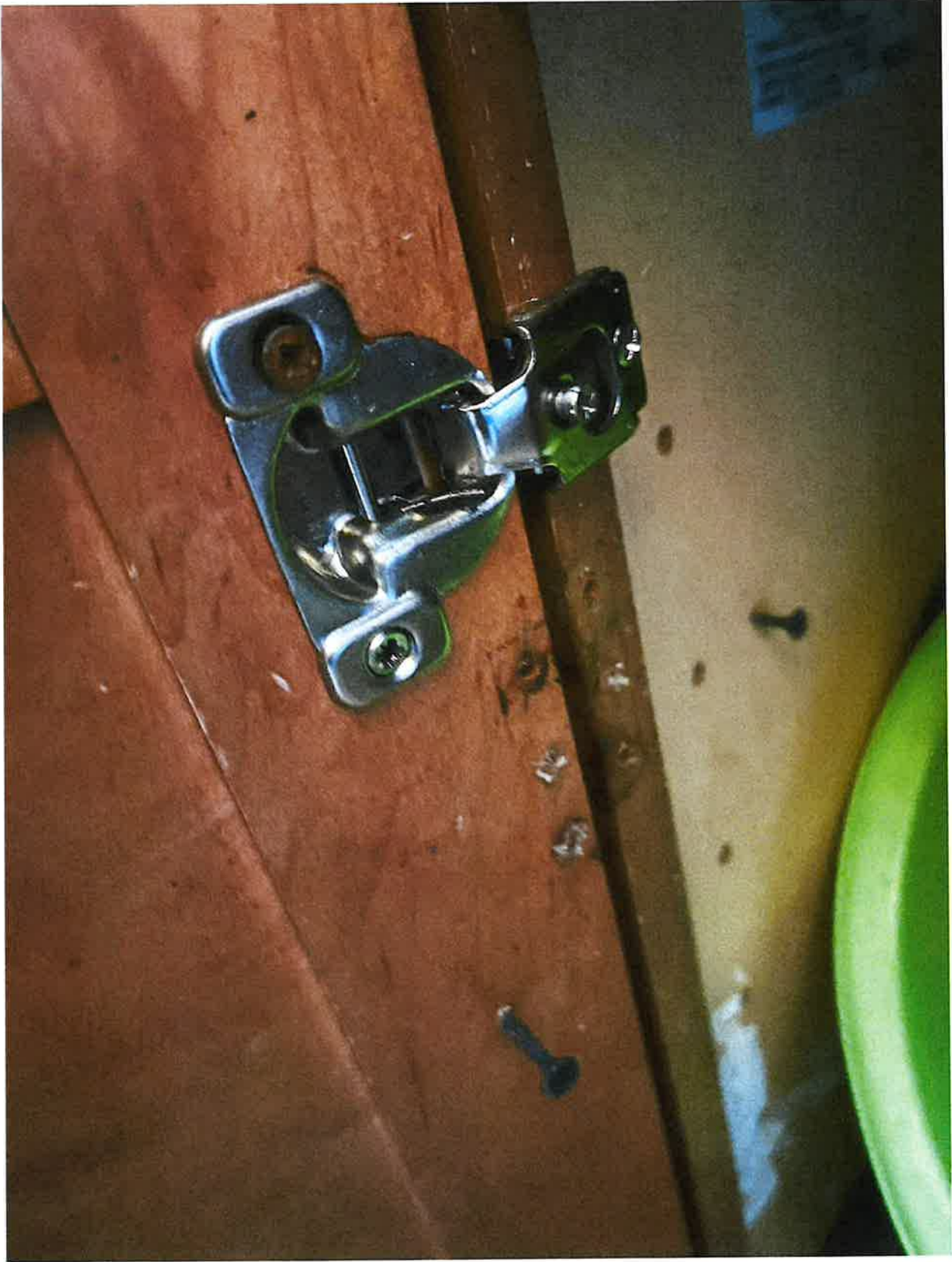












Cowan, Sharona

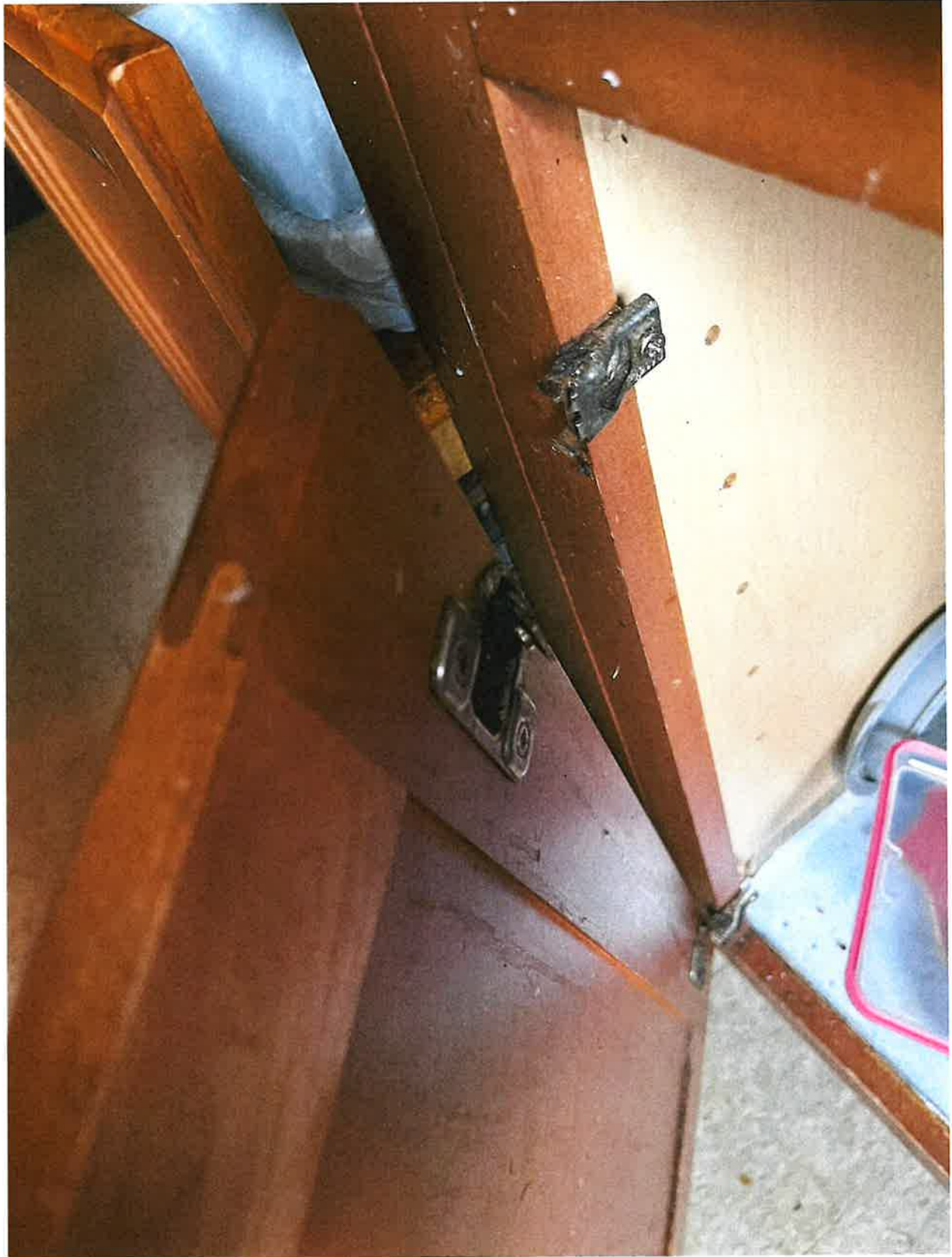
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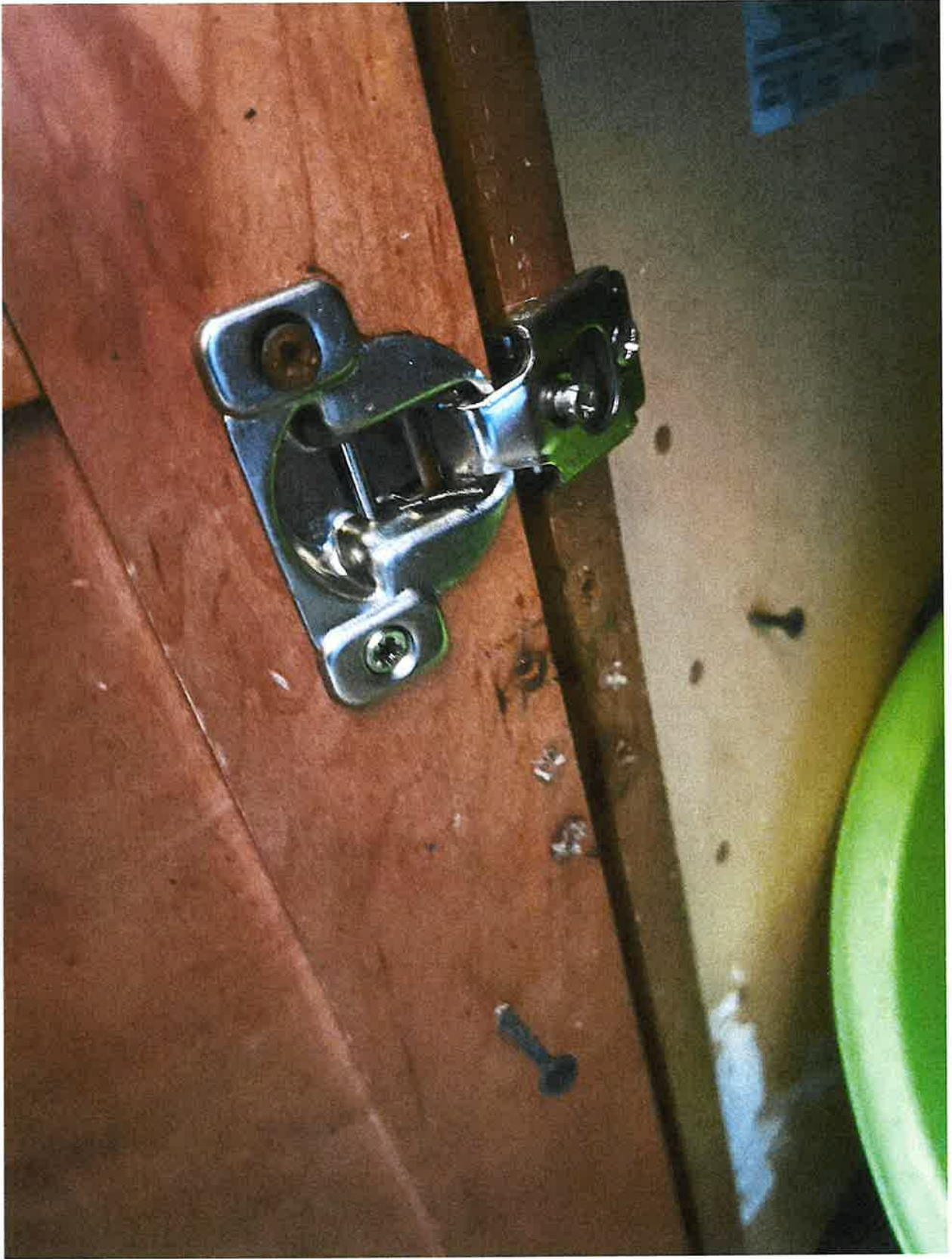
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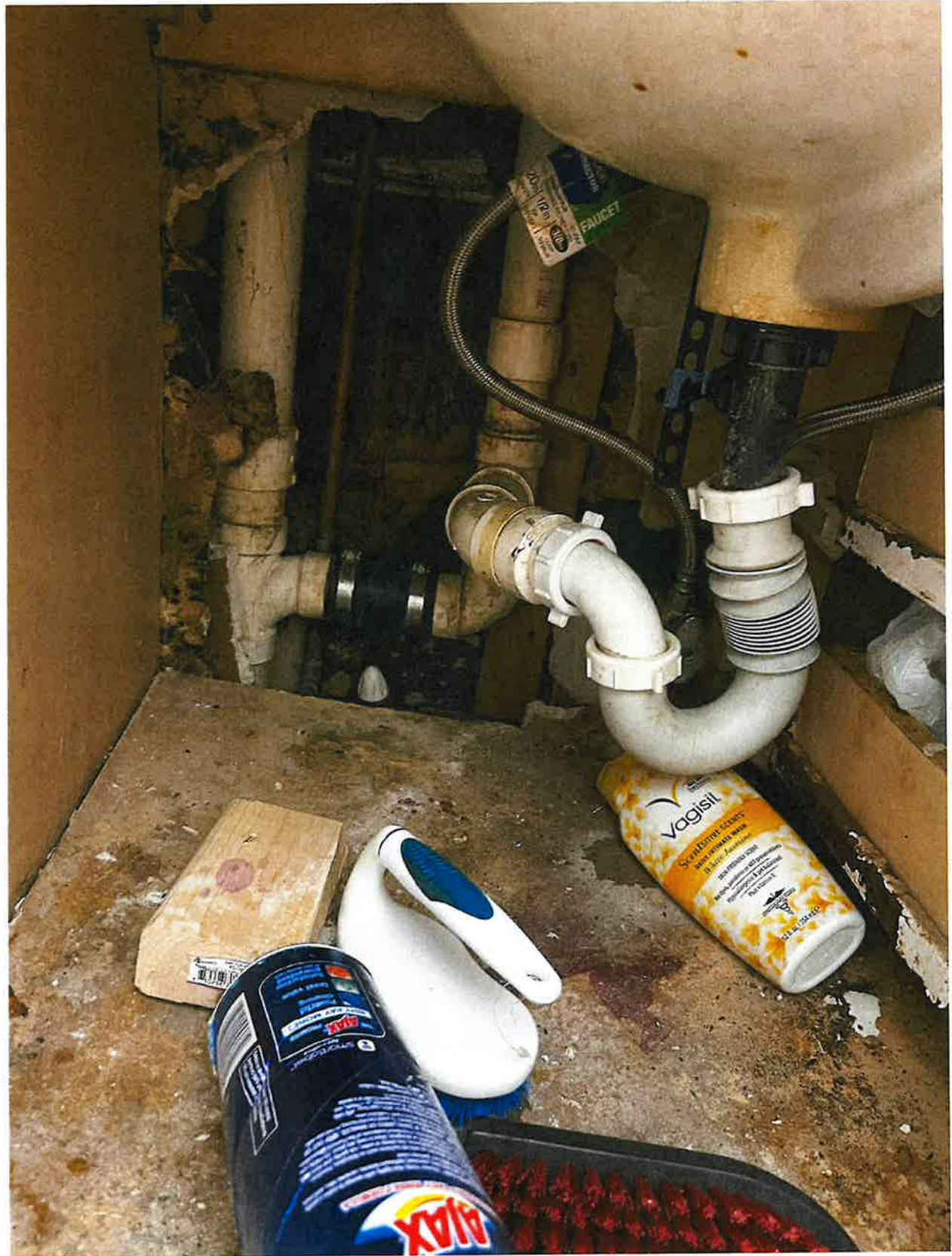
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Dahlia Romanow (she/her)
Staff Attorney
Connecticut Fair Housing Center
60 Popieluszko Court
Hartford, CT 06106
Phone: (860) 263-0730 x730
Fax: (860) 247-4236











Tenant: Esperanza Perez and Karla Aguirre
312 Greenwich Ave, Apt. 3R
Stamford, CT 06902

EXHIBIT 1b

Stamford Social Services Commission
Attn: Fair Rent Commission
888 Washington Blvd. 9th Floor
Stamford, CT 06904

February 3, 2023

To Whom It May Concern:

I am filing a complaint because my landlord is trying to raise my rent from 2000 per month to 2950 per month.

I object to this increase for the following reasons:

- This is an increase of 950 or almost 50 %, which is harsh and unconscionable.
- The building and my unit are not in good condition and my landlord has refused to make repairs unless I agree to this increase. I am dealing with the following conditions:

stove surface cracked, sink and bathtub are rusty
some electrical outlets don't work, hot water runs out,
mice, parking lot floods when it rains, floors are
cracked and damaged, bathtub lining damaged

My landlord is: Uanderson Benedetti, 308-312 Greenwich Ave LLC, 1177 High Ridge Road, Suite 101,
Stamford, CT 06905

Email: uanderson@broadfieldrealtycapital.com

Phone: Mike, Property Manager – 203-223-1333

My contact information is:

Email: N/A.eros.com@live.fr (Suzanne, friend)

Phone: 475-268-9790

My primary language is Spanish and I require Spanish interpretation for all communications with the Fair Rent Commission.

Sincerely,

Esperanza Perez

~~ESPERANZA~~

Cowan, Sharona

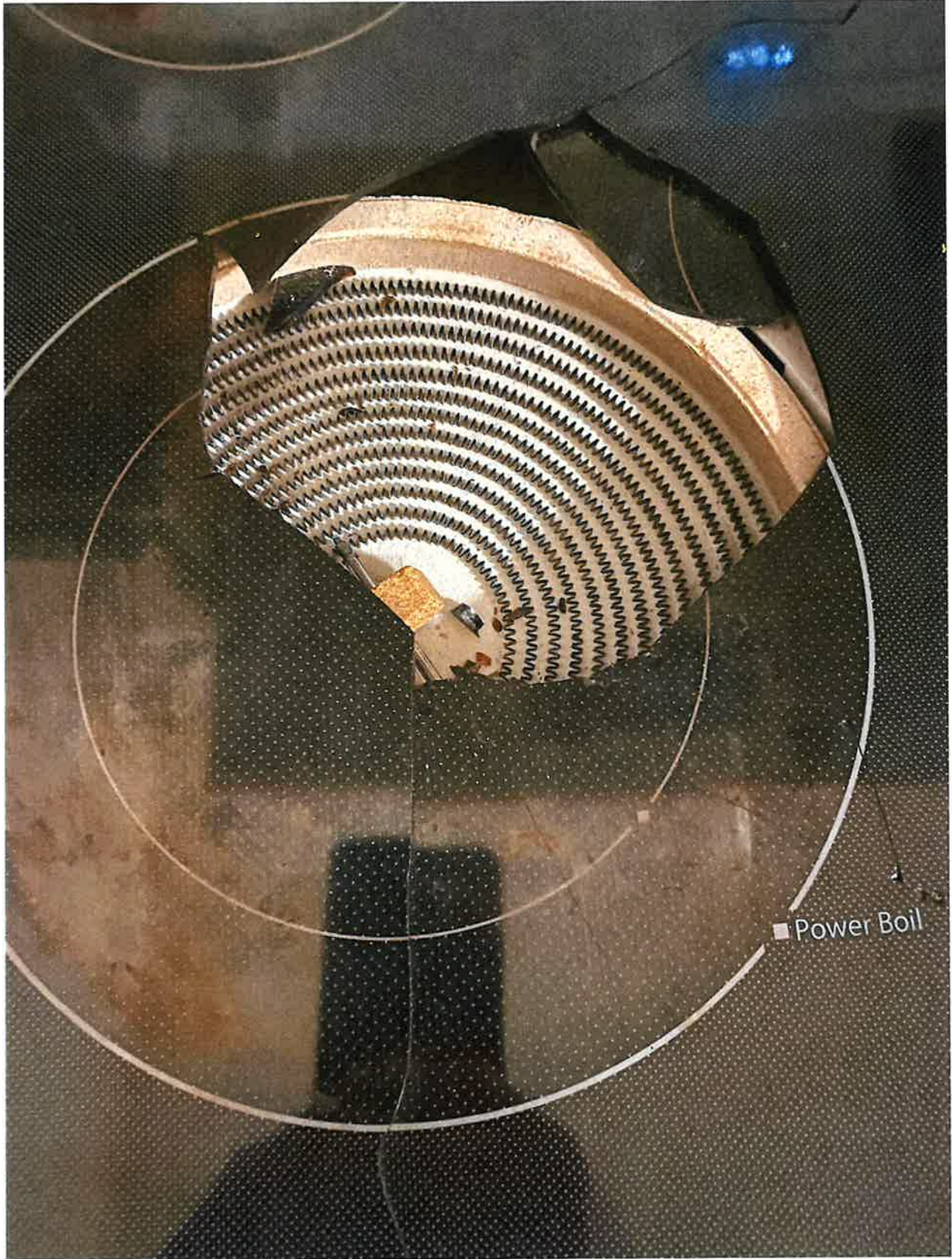
From: Dahlia Romanow <dromanow@ctfairhousing.org>
Sent: Friday, June 23, 2023 2:00 PM
To: Cowan, Sharona
Subject: Photos - 312 Greenwich Ave, Apt. 3R - Esperanza Perez and Karla Aguirre
Attachments: sink.jpg; stovetop 2.jpg; stovetop.jpg; bedroom ceiling - water damage 2.jpg; bedroom ceiling - water damage.jpg

Hi Sharona,

Please see attached for photos from this unit.

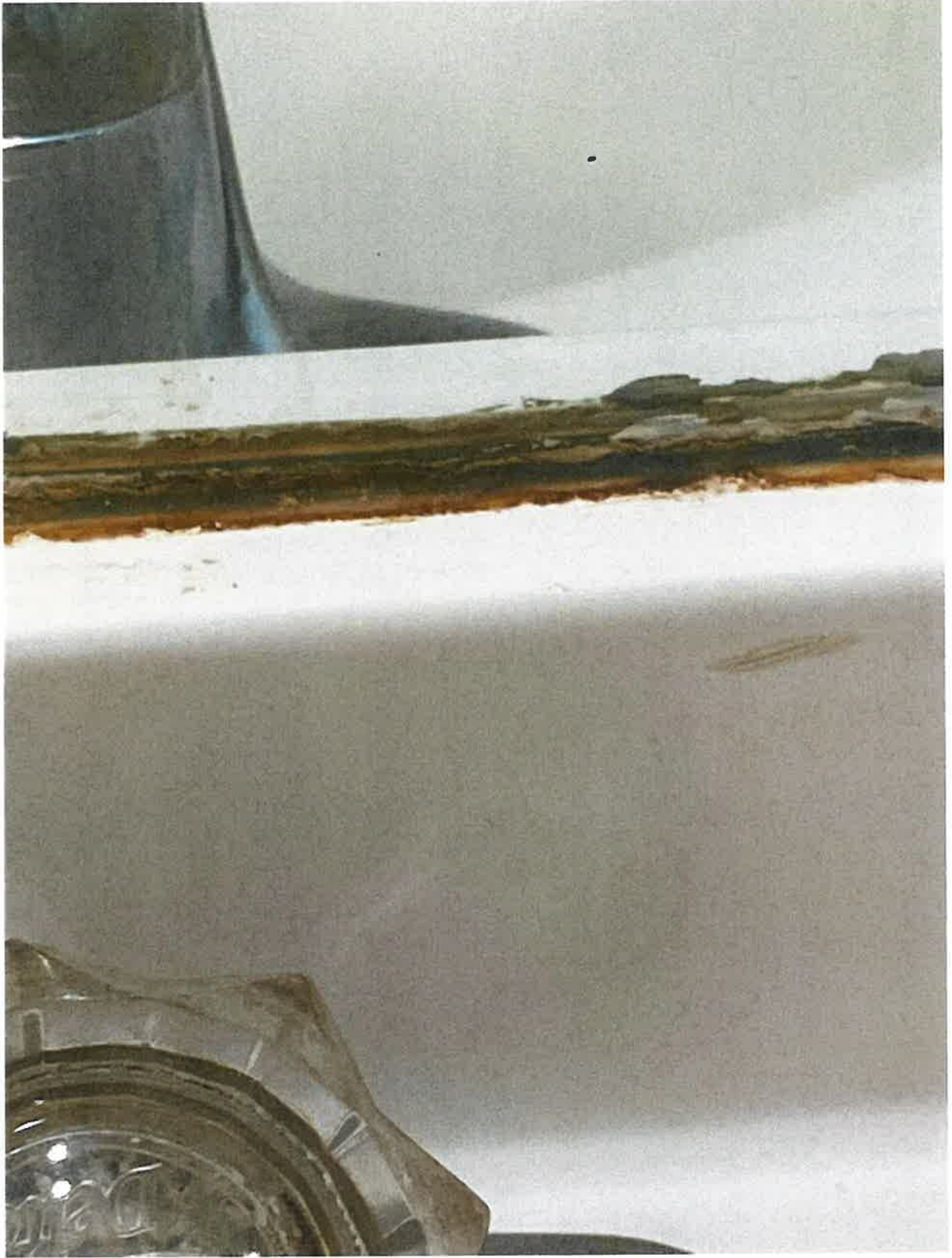
Best,
Dahlia

Dahlia Romanow (she/her)
Staff Attorney
Connecticut Fair Housing Center
60 Popieluszko Court
Hartford, CT 06106
Phone: (860) 263-0730 x730
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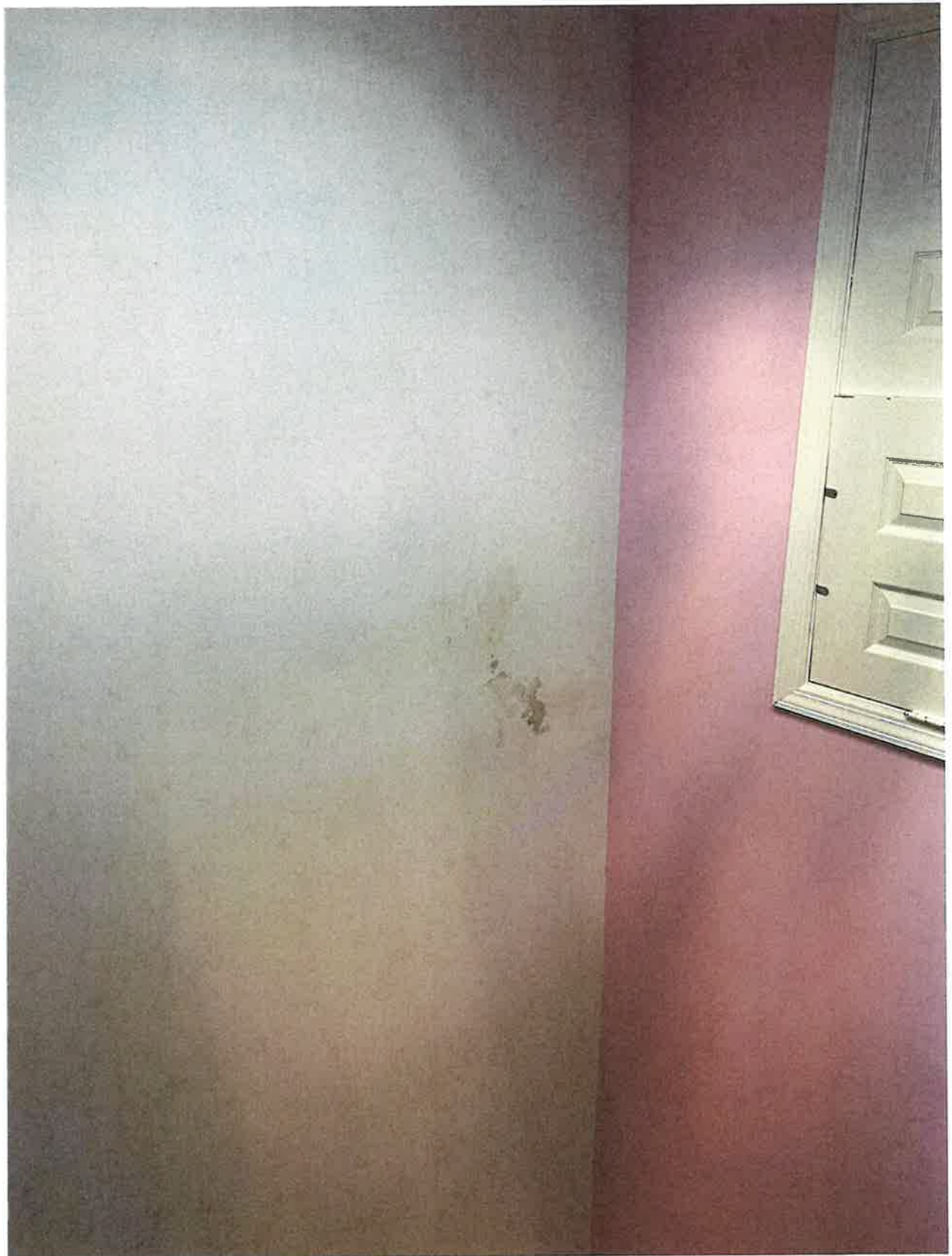


■ Power Boil









Cowan, Sharona

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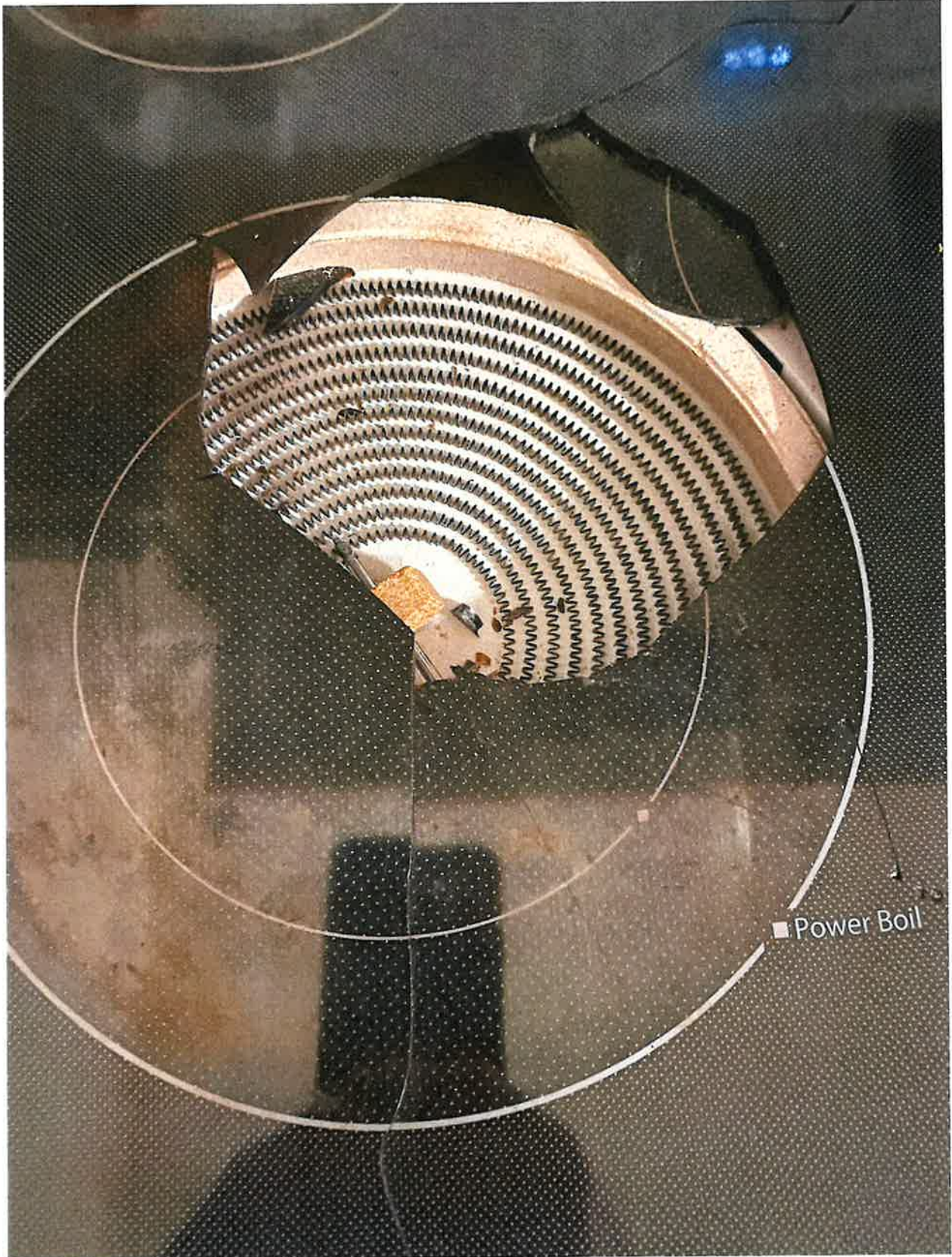
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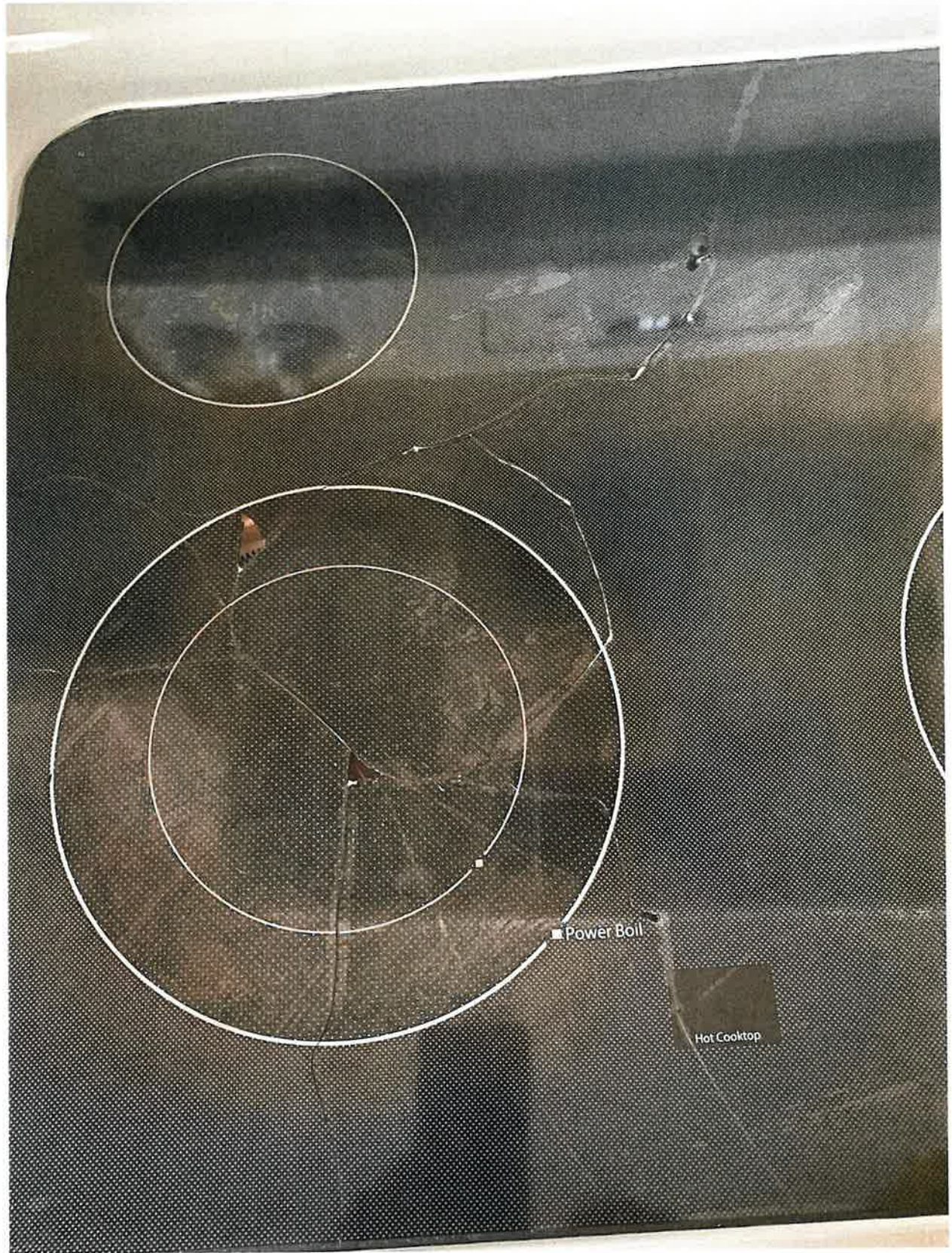
Best,
Dahlia

Dahlia Romanow (she/her)
Staff Attorney
Connecticut Fair Housing Center
60 Popieluszko Court
Hartford, CT 06106
Phone: (860) 263-0730 x730
Fax: (860) 247-4236





■ Power Boil



■ Power Boil

Hot Cooktop





Mcrae, Gail

From: Dahlia Romanow <dromanow@ctfairhousing.org>
Sent: Thursday, May 11, 2023 3:54 PM
To: Mcrae, Gail
Cc: Beauchette, Marjorie; Bogle, Winsome
Subject: RE: 308-312 Greenwich Ave Tenants

Hi Gail,

The owner is aware of these issues – I can't communicate with him directly because he has legal representation but I sent his lawyer the list of issues when these tenants first filed Fair Rent Commission complaints and have followed up with no movement on repairs in these units. I believe the only repairs that have been done for the group of tenants I am working with have been in response to your inspection reports.

Since you need to do a reinspection, does it make sense to try to schedule everything for the same day? If you can suggest a morning in the next week or two I can reach out to the group and try to make sure everyone is available. It can be tricky for me to coordinate with so many people, so later next week or the week after would be easier for me if you're looking to go into everyone's unit. For the two tenants who haven't gotten inspections yet, that could be any morning next week.

There are the issues that have been reported to me for each unit:

Adrian and Alex Cruz – 312 Greenwich Ave, Apt. 2R, Stamford, CT 06902, phone: 475-257-7598, email: atraccionmusical642@gmail.com

- Bathroom sink leaking
- Kitchen sink leaking
- Bathroom ceiling leaking
- Some outlets don't work - throughout
- Holes in walls - Orange rm next to kitchen
- Doors don't lock correctly - Front door
- Mice
- Cockroaches
- Parking lot floods every time it rains
- Kitchen cabinets falling apart
- Hot water runs out
- One window broken - Front bedroom left window

*7/19 This was initial visit re-
this unit. No order issued.*

Vanessa Ramos – 312 Greenwich Ave, Apt. 1R, phone: 203-391-8510, email: vanessaramos25@outlook.es - Also lives w/ Michel Palomino, phone: 203-309-7385

- Mold under the kitchen sink
- Mold under the bathroom sink
- Shower has a hole – mice come out of there
- Mice
- Kitchen floor is elevated
- Heaters are very old
- Alarms don't work properly

*7/19
Per Dahlia
Tenant moved
out*

Thanks!
Dahlia

April 10, 2023

RE: 312 GREENWICH AVENUE , STAMFORD, CT 06902

MAYOR
CAROLINE SIMMONS



DIRECTOR
JODY BISHOP-PULLAN, RDH, BS, MPH

MEDICAL ADVISOR
HENRY H. YOON, MD, DABFM, FAAFP

**CITY OF STAMFORD
DEPARTMENT OF HEALTH & HUMAN
SERVICES**

STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06901

Order

Order No. HAL-23-23

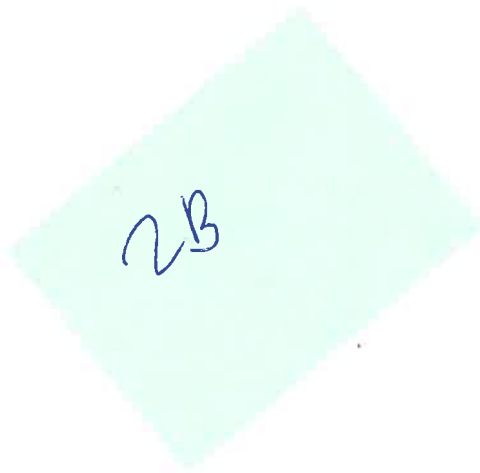
April 10, 2023

Uandersson Benedetti

LLSSGG, LLC.

398 Mill Road

Westhampton, NY 11977



Check All Sent Delivery Method(s):

- Hand Delivery
- Regular Mail
- Certified Mail
- Return Receipt Requested

E-mail

RE: 312 Greenwich Ave., 3R , Stamford, CT 06902

To Whom It May Concern:

An environmental Health inspection of your property located at 312 Greenwich Ave., #3R was conducted by Inspectors Gail McRae and Winsome Bogle on Wednesday, March 29 , 2023 at 9:15a.m. This environmental inspection was conducted as a result of a complaint alleging that there were numerous housing code violations, that was reported to the Department of Health.

The inspection revealed the following finding(s):

- 1) In the bathroom, the vent is insanitary, in violation of the Connecticut General Statutes Sections 47a-51(c); 19a-206 and the Stamford Code of Ordinances Chapter 146-26C, 27A(6).**

- 2) In the bathroom, the tub drain is insanitary(rusty), in violation of the Connecticut General Statutes Sections 47a-51(c); 19a-206 and the Stamford Code of Ordinances Chapter 146-27A(4)**
- 3) In the kitchen, the sink faucet is loose, in violation of the Connecticut General Statutes Sections 47a-51(c); 19a-206 and the Stamford Code of Ordinances Chapter 146-25A(1)**
- 4) In the kitchen, the stove left front burner is in disrepair, in violation of the Connecticut General Statutes Sections 47a-51(c); 19a-206 and the Stamford Code of Ordinances Chapter 146-27A(6)**
- 5) In the rear right bedroom, the electrical outlet is not working, in violation of the Connecticut General Statutes Sections 47a-51(c); 19a-206 and the Stamford Code of Ordinances Chapter 146-26D**
- 6) Insufficient smoke detectors, in violation of the Stamford Code of Ordinances Chapter 70-12**
- 7)The exterior yard is littered with rubbish, garbage and other debris and thereby violating the CT Public Health Code 19-13-B21a and the Stamford City Code of Ordinances chapter 137-7**

By the authority of the Department of Health of the City of Stamford, you are hereby ordered to take the following steps to remedy this situation:

- A) It is recommended that a preventative maintenance plan in place to periodically treat/inspect the unit for insect and/or rodent. All rodent portal of entry within the structure must be sealed.**
- B) You must obtain a Multi Family Dwelling Licensed for your property to be in compliance with the the City of Stamford Code of Ordinances.**
- C)You are further directed that all violations must be corrected and repairs completed within 10 days from the receipt of the order.**

Compliance date for corrective action shall occur on or before April 24, 2023.

Please note that other state and local codes concerning anti-blight, building, zoning, or other non-health related regulations may apply. Any inspections and orders rendered hereto are limited to the requirements of Section 47a-52 of the State of Connecticut General Statutes and Chapter 146 of the City of Stamford Code of Ordinances.

Your failure to comply with this order may result in your being prosecuted in housing court and this property being referred to other City and/or State agencies for additional actions.

You may appeal to the Commissioner of the Connecticut Department of Public Health in writing no later than three (3) business days after receiving this order. Attached is a description of your rights to appeal.

Public Housing Hearing Office
410 Capitol Avenue, MS 13 PHO
P.O. Box 340308

Hartford, CT 06134-0308
Facsimile: (860) 509-7553

OR

If you do not appeal to the Commissioner of the Connecticut Department of Public Health, you may appeal this order to the **Stamford Health Commission**, in writing after the initial three (3) business days period has expired, but before the seventh (7th) calendar day after the date of this order. You may appeal to the Health Commission by mail or electronic appeal request submission.

Health Commission Mailing Option:

Stamford Health Commission
Department of Health & Human Services
888 Washington Blvd., 8th Floor
Stamford, CT 06901

Health Commission Electronic Appeal Option:

visit <https://stamfordct.seamlessdocs.com/f/AppealsProcessForm>

Should you have any questions, please contact Gail McRae, Environmental Health Inspector at (203) 977 - 5122.

Sincerely,



Jody Bishop-Pullan, RDH, BS, MPH
Director of Health & Human Services

cc:

- Ebrima Jobe, Director of Environmental Health & Inspections Services
- Sharona Cowan, Director of Social Services
- Dahlia Romanow, Staff Attorney - Connecticut Fair Rent

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states "Any person aggrieved by an order issued by a town, city or borough Director of Health may appeal to the Commissioner of Public Health not later than three business days after the date of such person's receipt of such order, who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order."

There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

(1) You may appeal the order by delivering your written appeal to the Department not later than three business days after you receive the order. You may deliver it to the Department either in person or by facsimile. The Department's address and facsimile number are:

**Department of Public Health
Public Housing Hearing Office**
410 Capitol Avenue, MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

(2) You may also appeal the order by calling the Department not later than three business days after receipt of the order at one of the following numbers:

**(860) 509-7648
(888) 891-9177**

It is sufficient to leave a message with your name, number and a description of the order you are appealing.

If you appeal the order by calling one of the telephone numbers listed above, *the telephone call must be followed with a written notice of appeal that must be received by the Department within ten days of the telephonic notice.*

PLEASE NOTE: It is *not* sufficient that the written notification be postmarked within ten days. It must be received by the department within ten days. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the Department in person, by facsimile, or by first class or certified mail. The Department's address and facsimile number are provided above. If you chose to send the written notice of appeal by first class mail or certified mail, please use the address provide below.

**Department of Public Health
Public Housing Hearing Office**
410 Capitol Avenue, MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308

702J 2720 0000 3443 0712

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICE OF STAMFORD

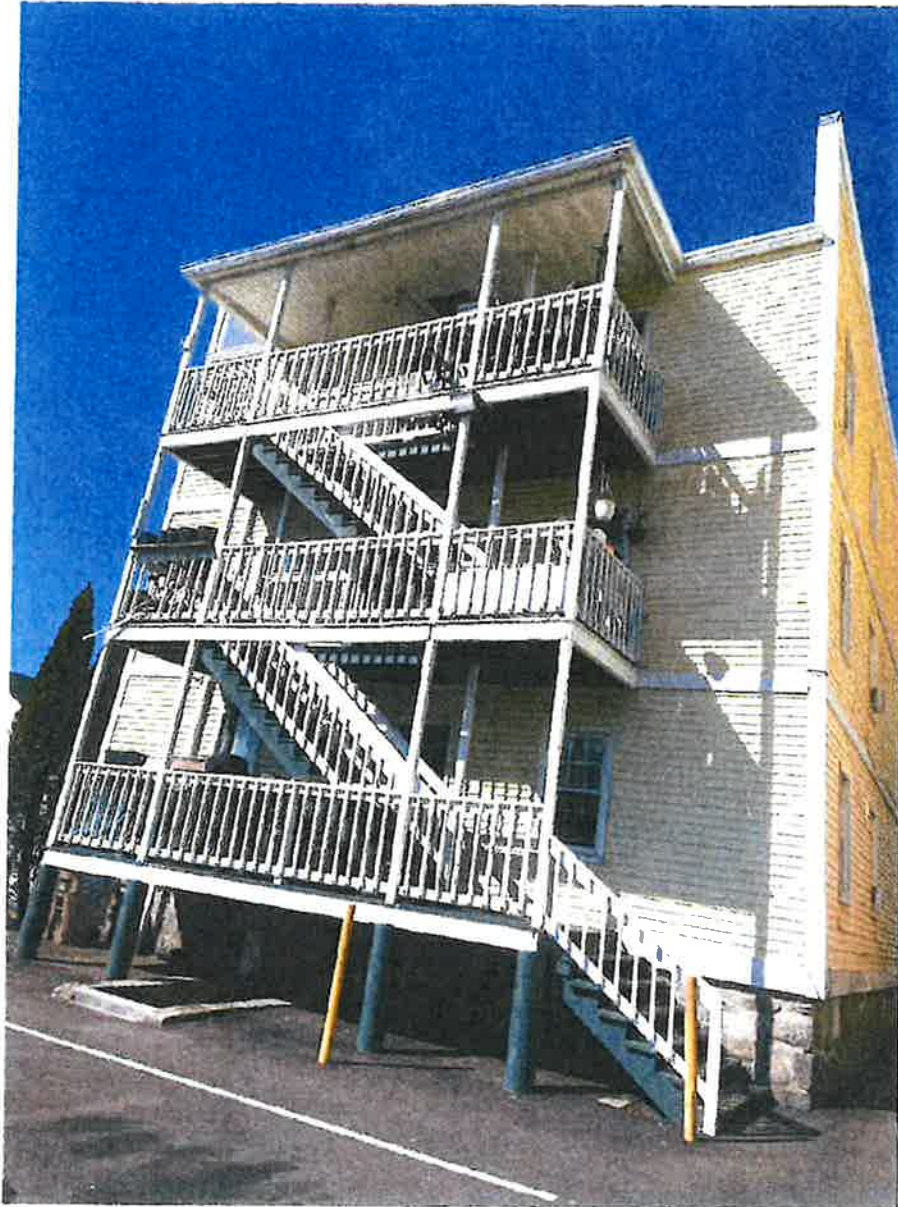
CERTIFIED MAIL RECEIPT

APR 18 Postmark Here

Mr. Uanderson Benedetti
LLSSGG, LLC
398 Mill Road
Westhampton, NY 11877

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



312 Greenwich Avenue

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



In the bathroom, the vent is insanitary.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



In the bathroom, the tub drain is insanitary(rusty).

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



In the kitchen, the sink faucet is loose.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



In the kitchen, the stove left front burner is in disrepair.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



In the rear right bedroom, the electrical outlet is not working.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



Insufficient smoke detectors

4/10/23, 11:23 AM

about:blank

*Not home
5/30/23*

April 10, 2023
RE: 312 GREENWICH AVENUE , STAMFORD, CT 06902

MAYOR
CAROLINE SIMMONS



DIRECTOR
JODY BISHOP-PULLAN, RDH, BS, MPH

MEDICAL ADVISOR
HENRY H. YOON, MD, DABFM, FAAFP

**CITY OF STAMFORD
DEPARTMENT OF HEALTH & HUMAN
SERVICES**

STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06901

EXHIBIT 2c

Order

Order No. HAL-23-23

April 10, 2023

Uandersson Benedetti

LLSSGG, LLC.

398 Mill Road

Westhampton, NY 11977

Check All Sent Delivery Method(s):

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- Certified Mail
- Return Receipt Requested

E-mail

RE: 312 Greenwich Ave., 3R , Stamford, CT 06902

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- 5) In the rear right bedroom, the electrical outlet is not working, in violation of the Connecticut General Statutes Sections 47a-51(c); 19a-206 and the Stamford Code of Ordinances Chapter 146-26D**
- 6) Insufficient smoke detectors, in violation of the Stamford Code of Ordinances Chapter 70-12**
- 7)The exterior yard is littered with rubbish, garbage and other debris and thereby violating the CT Public Health Code 19-13-B21a and the Stamford City Code of Ordinances chapter 137-7**

By the authority of the Department of Health of the City of Stamford, you are hereby ordered to take the following steps to remedy this situation:

- A) It is recommended that a preventative maintenance plan in place to periodically treat/inspect the unit for insect and/or rodent. All rodent portal of entry within the structure must be sealed.**
- B) You must obtain a Multi Family Dwelling Licensed for your property to be in compliance with the the City of Stamford Code of Ordinances.**
- C)You are further directed that all violations must be corrected and repairs completed within 10 days from the receipt of the order.**

Compliance date for corrective action shall occur on or before April 24, 2023.

Please note that other state and local codes concerning anti-blight, building, zoning, or other non-health related regulations may apply. Any inspections and orders rendered hereto are limited to the requirements of Section 47a-52 of the State of Connecticut General Statutes and Chapter 146 of the City of Stamford Code of Ordinances.

Your failure to comply with this order may result in your being prosecuted in housing court and this property being referred to other City and/or State agencies for additional actions.

You may appeal to the Commissioner of the Connecticut Department of Public Health in writing no later than three (3) business days after receiving this order. Attached is a description of your rights to appeal.

Public Housing Hearing Office
410 Capitol Avenue, MS 13 PHO
P.O. Box 340308

Hartford, CT 06134-0308
Facsimile: (860) 509-7553

OR

If you do not appeal to the Commissioner of the Connecticut Department of Public Health, you may appeal this order to the **Stamford Health Commission**, in writing after the initial three (3) business days period has expired, but before the seventh (7th) calendar day after the date of this order. You may appeal to the Health Commission by mail or electronic appeal request submission.

Health Commission Mailing Option:

Stamford Health Commission
Department of Health & Human Services
888 Washington Blvd., 8th Floor
Stamford, CT 06901

Health Commission Electronic Appeal Option:

visit <https://stamfordct.seamlessdocs.com/f/AppealsProcessForm>

Should you have any questions, please contact Gail McRae, Environmental Health Inspector at (203) 977 - 5122.

Sincerely,



Jody Bishop-Pullan, RDH, BS, MPH
Director of Health & Human Services

cc:

Ebrima Jobe, Director of
Environmental Health &
Inspections Services
Sharona Cowan, Director of
Social Services
Dahlia Romanow, Staff
Attorney - Connecticut Fair
Rent

RIGHT OF APPEAL: Connecticut General Statutes Sec. 19a-229 states "Any person aggrieved by an order issued by a town, city or borough Director of Health may appeal to the Commissioner of Public Health not later than three business days after the date of such person's receipt of such order; who shall thereupon immediately notify the authority from whose order the appeal was taken, and examine into the merits of such case, and may vacate modify, or affirm such order."

There are **two** ways to appeal this order; both methods require action **not later than three business days after you receive the order.**

(1) You may appeal the order by delivering your written appeal to the Department not later than three business days after you receive the order. You may deliver it to the Department either in person or by facsimile. The Department's address and facsimile number are:

**Department of Public Health
Public Housing Hearing Office
410 Capitol Avenue, MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308
Facsimile: (860) 509-7553**

If you chose this method of appeal, you need do nothing more to perfect your appeal, unless instructed otherwise by the Department.

(2) You may also appeal the order by calling the Department not later than three business days after receipt of the order at one of the following numbers:

**(860) 509-7648
(888) 891-9177**

It is sufficient to leave a message with your name, number and a description of the order you are appealing.

If you appeal the order by calling one of the telephone numbers listed above, *the telephone call must be followed with a written notice of appeal that must be received by the Department within ten days of the telephonic notice.*

PLEASE NOTE: It is *not* sufficient that the written notification be postmarked within ten days. It must be received by the department within ten days. Delays caused by the Post Office will not excuse failure to comply with this requirement.

The written notice of appeal following the telephonic notice may be delivered to the Department in person, by facsimile, or by first class or certified mail. The Department's address and facsimile number are provided above. If you chose to send the written notice of appeal by first class mail or certified mail, please use the address provide below.

**Department of Public Health
Public Housing Hearing Office
410 Capitol Avenue, MS 13 PHO
P.O. Box 340308
Hartford, CT 06134-0308**

7021 2720 0000 3443 0712

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CITY OF STAMFORD

CERTIFIED MAIL SERVICES

APR 18 Postmark Here

Mr. Uanderson Benedetti
LLSSGG, LLC
398 Mill Road
Westhampton, NY 11877

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



312 Greenwich Avenue

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am

7/19 NO



In the bathroom, the vent is insanitary.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am

7/19 done



In the bathroom, the tub drain is insanitary(rusty).

7/19 NO

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am



In the kitchen, the sink faucet is loose.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am

NO 7/9



In the kitchen, the stove left front burner is in disrepair.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am

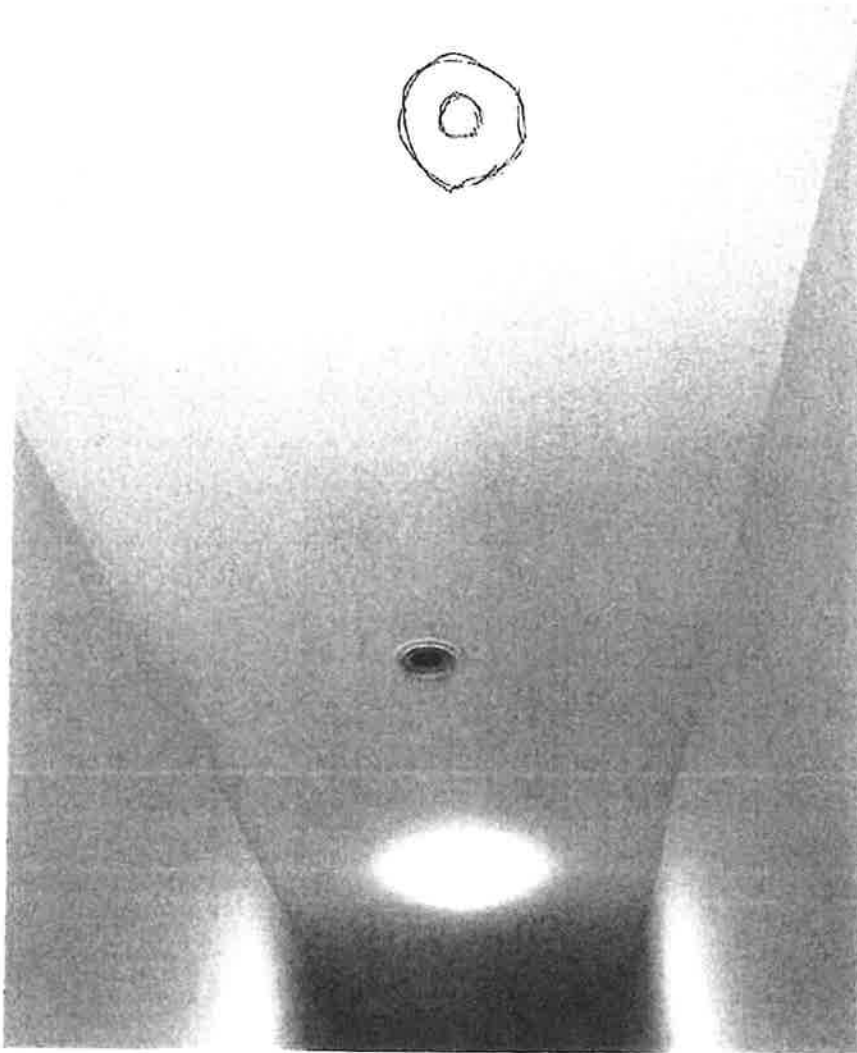
NO 7/19



In the rear right bedroom, the electrical outlet is not working.

312 Greenwich Avenue (Apartment 3R)
3/29/2023 @ approximately 9:30am

N^o 7/19



Insufficient smoke detectors

EXHIBIT 3

Landlord	308-312 Greenwich Ave LLC	November 2022 - July 2023
Address	308-312 Greenwich Ave, Stamford CT 06902	
Income		
1)	# of Units	12
2)	# of Units Occupied	12
3)	# of Occupied Units for which no rent was paid	3
4)	Rent Charged per Unit	\$2000-\$3200
	(Explain if Different Rates)	Before we acquired the building the rents were established by the previous landlord.
5)	Total Rental Income from All Units	\$231,750
6)	Non Rent Income from Rental Property	\$0
	Total Income	\$231,750
Expenses		
Utilities		
1)	Water (Aquarion)	\$2,445
2)	Hot Water	
3)	Heat	
4)	Utilities Electric	\$691
5)	Other (WPCA)	\$3,943
Repairs & Maintenance		
1)	Total Cost of Repairs	\$14,000
2)	Repairs Made	
3)	Total Cost of Maintenance	\$12,040
4)	Maintenance	
5)	Total Cost of Improvements	\$17,500
6)	Improvements Made	
Financial		
1)	Insurance	\$8,000
2)	Taxes	\$21,691
3)	Mortgage & Interest	\$169,333
a)	First Mortgage	
b)	Second Mortgage	
4)	Capital Building Improvements	
5)	Legal	\$6,200
	Total Expenses	\$255,843
	Net Profit or Loss	-\$24,093

Name	Address	Apt	Rent
Mr. Julio Cesar Diaz	308 Greenwich Avenue	1st FL. LT.	\$2,300.00
Mr. Byron Oliva	308 Greenwich Avenue	1st FL. RT.	\$2,950.00
Mr. Sergio H. Perez Deleon	308 Greenwich Avenue	2nd FL. LT.	\$3,100.00
Ms. Regina Francisca Aladin	308 Greenwich Avenue	2nd FL. RT.	\$2,500.00
Mr. Wilfredo Najera	308 Greenwich Avenue	3rd FL. LT.	\$3,100.00
Ms. Dora Lopez	308 Greenwich Avenue	3rd FL. RT.	\$3,100.00
Ulloa	312 Greenwich Avenue	1st FL.LT.	\$3,200.00
D. Calate	312 Greenwich Avenue	1st FL.RT.	\$3,200.00
Mr. Odilio Jimenes	312 Greenwich Avenue	2nd FL.LT.	\$3,100.00
Mr. Danny Cruz	312 Greenwich Avenue	2nd FL.RT.	\$2,000.00
Mr. Guy J. Bosquet	312 Greenwich Avenue	3rd FL.LT.	\$2,200.00