

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF QUEENS: HOUSING PART

Vincent Zheyuan Jin

Petitioner-Landlord

-against-

Laura R. Trueman,  
Respondent-Tenant,

Earl D. Trueman, and "JANE DOE,"  
Respondents-Undertenants

With an address at:  
33-40 169<sup>th</sup> St, 2FL & 3FL,  
Flushing, NY 11358

*The name Jane Doe being fictitious and unknown to Petitioner, persons intended being in possession of the premises described herein*

Index No. L&T /2024

**PETITION  
HOLDOVER**

The petition of VINCENT ZHEYUAN JIN shows that:

1. Petitioner is the owner and landlord of the Premises known as 33-40 169<sup>th</sup> St, 2FL & 3FL, Flushing, NY 11358.
2. Respondent-Tenant Laura R. Trueman is in the Premises pursuant to a residential lease dated September 12, 2020, which expired on July 31, 2022. Upon expiration, Respondent became a month to month tenant. Upon information and belief, the Respondents Earl D. Trueman, and "Jane Doe" are the undertenants of the Respondent-Tenant.
3. The subject Premises is described as follows: ALL ROOMS on the Second and Third floor in the building known as 33-40 169<sup>th</sup> St., Flushing, NY 11358, and the first garage on the right side of the backyard, Borough of Queens, which is situated within the territorial jurisdiction of the Civil Court of the City of New York, County of Queens.
4. The Premises is not subject to the City Rent Law (rent control) or the Rent Stabilization Law of 1969 as amended, the Emergency Tenant Protection Act of 1974, or the Omnibus Housing Act of 1983 because the building was substantially rehabilitated and a new certificate of

occupancy issued for the building on or after January 1, 1974; and the building does not contain 6 or more units.

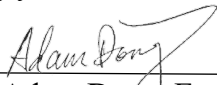
- 5. The Premises is not in a multiple dwelling.
- 6. At least **NINETY (90) DAYS** before the expiration of said term, the Respondent-Tenant and Respondents-undertenants were each served in the manner provided for by law with a notice in writing, a copy of which, with proof of service, is hereto annexed and made a part of this petition, that the Landlord elected to terminate the said tenancy and that the Tenant and undertenants must surrender and vacate the subject Premises on or before said date, or the Petitioner will commence appropriate proceedings under the law to recover possession of the subject Premises. The term for which the subject Premises was rented by Respondents expired on **June 30, 2024**, pursuant to the Notice of Termination that is attached hereto.
- 7. The Respondents continue to be in possession of the subject Premises without the permission of the Petitioner after the expiration of said term. Petitioner has not renewed the tenancy after the expiration date.

**WHEREFORE**, Petitioner requests a final judgment awarding possession of the Premises to Petitioner, the issuance of a warrant to remove Respondents from possession; fair value of use and occupancy in an amount to be determined by the court until such time as the Premises is vacated, plus interest, attorney’s fees, costs and disbursements of this proceeding; and such other and further reliefs as may be determined by the Court to be just and proper.

Dated: July 1, 2024  
Flushing, New York

Vincent Zheyuan Jin  
Petitioner-Landlord

Dong, Adam’s Law Firm PLLC  
*Attorney for Petitioner-Landlord*

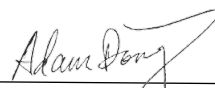
By:   
Adam Dong, Esq.  
3708 Main St, Ste 308  
Flushing, NY 11354  
Tel: (929) 269-5666  
Email: adxlaw@gmail.com

**VERIFICATION**

Adam Dong, an attorney duly admitted to practice law before the courts of State of New York, affirms under penalty of perjury that:

1. I am the attorney for Petitioner, that I have read the foregoing petition and know the contents thereof; that the same are true to my knowledge except as to the matter stated upon information and belief; and as to those matters, I believe them to be true.
2. The grounds for my belief as to all matters stated herein are as follows: statement and/or records provided by the petitioner.
3. This verification is made pursuant to the provisions of RPAPL 741.

Dated: July 1, 2024  
Flushing, NY



---

Adam Dong, attorney for the  
Petitioner-Landlord

**TO:**

Laura R. Trucman,  
Earl D. Trucman, and "Jane Doc,"  
33-40 169<sup>th</sup> Street, 2FL  
Flushing, NY 11358

**Re: NOTICE OF TERMINATION**  
**Premises: ALL ROOMS in Second and Third Floor, and**  
**The first garage on the right in the backyard of**  
**33-40 169<sup>th</sup> Street, Flushing, NY 11358,**

Dear Tenant(s) and Occupant(s):

**PLEASE TAKE NOTICE** that the Landlord of the above-described Premises elects to terminate your month to month tenancy in the Premises known as 33-40 169<sup>th</sup> St, 2<sup>nd</sup> & 3<sup>rd</sup> FL, Flushing, NY 11358 (the "Premises").

**PLEASE TAKE FURTHER NOTICE** that you must vacate and surrender the Premises on or before June 30, 2024 (the "Termination Date"), said date being at least ninety (90) days from the date of service of this notice upon you. If you fail to vacate the Premises on or before the Termination Date, the Landlord will commence a summary eviction proceeding against you to recover possession of the Premises.

**PLEASE TAKE FURTHER NOTICE** that you remain responsible for the payment of rent through the Termination Date. If you fail to vacate the Premises on or before the Termination Date, the Landlord will also demand that you pay the value of your use and occupancy of the Premises from the Termination Date until you vacate the Premises.

**PLEASE TAKE FURTHER NOTICE** that pursuant to law or equity, in the event the Landlord commences a legal proceeding, the Landlord will seek to recover any and all damages arising from your failure to surrender possession of the above referenced Premises. Nothing contained herein shall be deemed a waiver of any of Landlord's rights at law and equity.

**Dated: March 27, 2024**

  
\_\_\_\_\_  
**Landlord: Vincent Zheyuan Jin**

CC: Adam Dong, Esq.,  
Dong, Adam's Law Firm PLLC  
*Attorney for the Landlord*  
37-08 Main St, Suite 308  
Flushing, NY 11354  
(929) 269- 5666  
[Adam.donga.dongadams.com](mailto:Adam.donga.dongadams.com)

NYSCEF DOC. NO. 1

RECEIVED NYSCEF: 07/01/2024

STATE OF NEW YORK  
COUNTY OF QUEENS

**AFFIDAVIT OF CONSPICUOUS SERVICE**

**NOTICE OF TERMINATION**

**VINCENT ZHEYUAN JIN**

Petitioner

L&T INDEX NUMBER -

-against-

Lawfirm File #: LAURA R. TRUEMAN  
Client: Adam Dong, Esq.

**LAURA R. TRUEMAN & EARL D. TRUEMAN & JANE  
DOE**

**33-40 169TH STREET, 2FL  
FLUSHING , NY, 11358**

Respondent

JUSTIN HORDISH, BEING DULY SWORN DEPOSES AND SAYS AS FOLLOWS:

THAT I AM NOT A PARTY TO THE WITHIN ACTION; AM A LICENSED PROCESS SERVER OVER 18 YEARS OF AGE AND RESIDE IN QUEENS COUNTY, NEW YORK.

DEPONENT WAS UNABLE TO SERVE: **LAURA R. TRUEMAN** TENANTS(S) / OCCUPANT(S) BY PERSONAL DELIVERY

AT **33-40 169TH STREET, 2FL FLUSHING , NY, 11358**

ON **03/29/2024** AT **06:03 AM** DEPONENT SERVED THE ATTACHED **NOTICE OF TERMINATION**

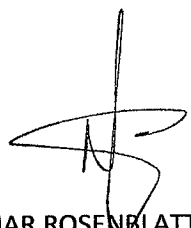
BY AFFIXING ONE TRUE COPY FOR EACH TENANT/OCCUPANT UPON A CONSPICUOUS PART, TO WIT-THE ENTRANCE DOOR

DEPONENT WAS UNABLE TO FIND A PERSON OF SUITABLE AGE AND DISCRETION WILLING TO RECEIVE AT THIS TIME OR DURING THE PRIOR ATTEMPT(S) MADE ON:

**03/28/2024** AT **11:09 AM**

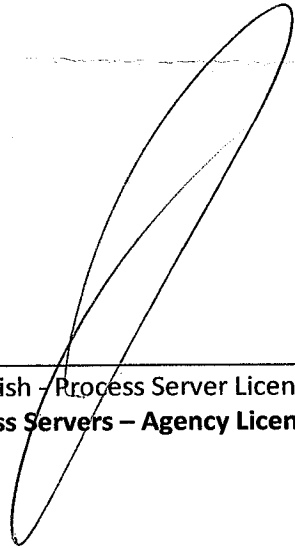
SERVICE ON THE RESPONDENTS WAS COMPLETED ON **03/29/2024** WHEN DEPONENT CAUSED TRUE COPIES OF THE WITHIN **NOTICE OF TERMINATION** TO BE FORWARDED TO THE RESPONDENT AT THE PREMISES, BY CERTIFIED MAIL AND BY FIRST CLASS MAIL, BY GIVING THE SAME IN POSTPAID PROPERLY ADDRESSED ENVELOPES TO A POSTAL EMPLOYEE AT THE UNITED STATES POST OFFICE IN THE STATE OF NEW YORK, FOR PROCESSING UNDER THE EXCLUSIVE CARE AND CUSTODY OF THE UNITED STATES POSTAL SERVICE.

SWORN TO BEFORE ME ON: **03/29/2024**



NAOMI TAMAR ROSENBLATT  
NOTARY PUBLIC State of New York  
No.01RO6340662  
Qualified in Nassau County  
Commission Expires April 18, 2024

X \_\_\_\_\_  
Justin Hordish - Process Server License No: 2104222  
City Process Servers - Agency License No: 1470749



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**FLUSHING , NY, 11358**  
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DEPONENT WAS UNABLE TO SERVE: **EARL D. TRUEMAN** TENANTS(S) / OCCUPANT(S) BY PERSONAL DELIVERY

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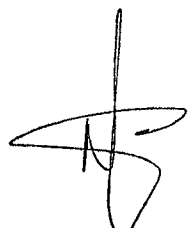
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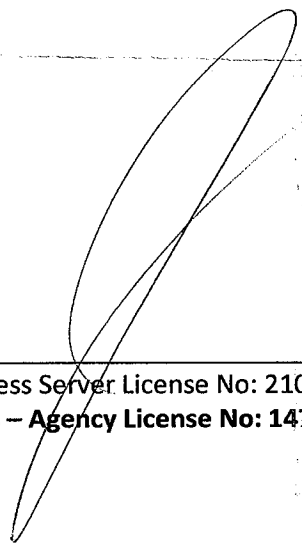
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Respondent

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DEPONENT WAS UNABLE TO SERVE: **JANE DOE** TENANTS(S) / OCCUPANT(S) BY PERSONAL DELIVERY

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9589 0710 5270 0384 6798 82

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Evan D. Trueman

Street and Apt. No., or PO Box No. 33-40 169th Street, 2FL

City, State, ZIP+4® Flushing NY 11358

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Laura R. Trueman

Street and Apt. No., or PO Box No. 33-40 169th Street 2FL

City, State, ZIP+4® Flushing NY 11358

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Jane Doe

Street and Apt. No., or PO Box No. 33-40 169th Street

City, State, ZIP+4® Flushing NY 11358

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# WARNING!

**YOU ARE RECEIVING THESE PAPERS BECAUSE YOUR LANDLORD HAS APPLIED TO COURT TO HAVE YOU EVICTED.**

**You do not need to go to court to respond to these papers in person.**

**To respond you can call 718-557-1379, or visit [www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/) and ask for a FREE LAWYER to help you with your housing case. You should call as soon as possible.**

**If you can't get a free lawyer, or you don't want one, you can call the court at 646-386-5409 to arrange a virtual appearance for yourself so that you do not have to come to court.**

# ¡ADVERTENCIA!

**USTED ESTA RECIBIENDO ESTOS DOCUMENTOS PORQUE SU ARRENDADOR HA SOLICITADO A LA CORTE QUE LO DESALOJEN.**

**Usted no necesita ir a la corte para responder a estos documentos en persona.**

**Para responder puede llamar al 718-557-1379 o visitar [www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/) y solicite un ABOGADO GRATUITO para que le ayude con su caso de vivienda. Debe llamar lo antes posible.**

**Si no puede obtener un abogado gratuito, o no quiere uno, puede llamar al tribunal al 646-386-5409 para organizar una presentación virtual para usted de manera que no tenga que ir al tribunal.**

## تنبيه!

توصلك بهذه الأوراق يعني أن المالك الذي تستأجر لديه  
تقدم بطلب إلى المحكمة لإخراجك من المثل الذي تستأجره  
أنت لا تحتاج لتذهب إلى المحكمة لكي ترد على هذه الأوراق شخصياً.  
ولترد على هذه الأوراق بإمكانك الاتصال على الرقم الهاتفي 1379-557-  
718، أو أن ترور هذا الموقع على  
الإنترنت [www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/)؛ وتطلب  
محمياً يؤازرك مجاناً لمساعدتك في القضية المتعلقة بسكنائك. وينبغي أن تتصل في  
أقرب وقت ممكن.  
إذا لم تستطع الحصول على محام يؤازرك مجاناً أو إذا لم تكن ترغب في الاستعانة  
بمحام يؤازرك مجاناً، يمكنك الاتصال بالمحكمة على الرقم الهاتفي 5409-  
646-386 لوضع الترتيبات اللازمة لجلسة تحضرها عن بعد بحيث لا يتعين  
عليك الحجيء شخصياً إلى المحكمة.

## সতর্কীকরণ!

আপনি এই কাগজগুলো পেয়েছেন কারণ আপনার  
বাড়িওয়ালা আপনাকে যাতে  
উচ্ছেদ করা হয় সে জন্য কোর্টের কাছে আবেদন  
করেছেন।

এই কাগজসমূহের জবাব দেয়ার জন্য আপনাকে  
ব্যক্তিগতভাবে কোর্টে যেতে হবে না।

জবাব দেয়ার জন্য এই নম্বরে কল করতে পারেন (৭১৮)  
৫৫৭-১৩৭৯ অথবা ভিসিট করুন  
[www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/) এবং আপনার আবাসন  
মামলায় সাহায্যের জন্য বিনামূল্যে উকিলের কথা জিজ্ঞেস  
করুন। যত শীঘ্রই সম্ভব আপনার কল করা প্রয়োজন।

বিনামূল্যে উকিল যদি না পান বা আপনি না চান তাহলে  
আপনি কোর্টের এই নম্বরে কল দিন  
(৬৪৬)-৩৮৬-৫৪০৯ যাতে আপনাকে ব্যক্তিগতভাবে কোর্টে  
হাজির না হয়েও আপনার তাৎক্ষণিক বাস্তব হাজিরা ভিডিও  
এর মাধ্যমে ব্যবস্থা করা যায়।

## 警告

收到這些文件,代表你的房東已向法院申請  
將閣下驅逐。

閣下並不需要親自前往法院就這些文件進行答  
辯。

你可致電 718-557-1379 進行答辯,或登入  
[www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/)  
要求一名免費律師協助處理你的房屋案件。  
請盡快打電話。

若不獲免費律師,或者你不需要律師,可致電法院  
646-386-5409  
安排閣下以視象出席,便可避免親自蒞臨法庭

## انتباه

آپ کو بے کاغزات اس لیے وصول ہو رہے ہیں کیونکہ  
آپ کے مالک مکان نے عدالت میں کاغزات جمع کروائے ہیں  
مکان سے نکالنے کے لیے۔

آپ کو خود بظاہر طور پر عدالت میں جانے کی ضرورت  
نہیں ان کاغزات کا جواب دینے کے لیے۔

ان کاغزات کے جواب کے لیے آپ فون نمبر

**718-557-1379**

پر کال کر سکتے ہیں یا

[www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/)

ویب سائٹ پر جا کر مفت وقیل کی گزارش کر سکتے ہیں جو آپ کے  
ہاؤسنگ کیس میں مدد کر سکے جلد سے جلد کال کرنے کی آپ کو  
ضرورت ہے۔

اگر آپ کو مفت وقیل نہیں مل سکتا، یا آپ کو وقیل نہیں جاہیے  
اپنے کیس کے سلسلے میں، آپ عدالت کو کال کر سکتے ہیں

**646-386-5409**

نمبر پر تاکے عدالت بندوبست کر سک آپ کی حاضری کا آیا کے  
فون یا ویڈیو کے ذریعے اور آپ کو عدالت میں نانا پڑے۔

## AVÈTISMAN!

**OU RESEVWA PAPYE SA YO PASKE MÈT  
KAY OU MANDE TRIBINAL  
POU METE W DEYÒ LAKAYE OU.**

**Ou pa bezwen ale ou menm nan tribinal pou  
reponn papye sa yo.**

**Pou reponn papye sa yo, ou ka rele 718-557-1379  
oubyen ale nan sit**

**[www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/) epi mande yon  
avoka ki travay gratis pou ede w nan zafè kay ou  
a. Fòk ou rele byen vit.**

**Si w pa ka jwenn yon avoka gratis, oubyen ou pa  
vle yon avoka gratis, ou ka rele tribinal la nan  
646-386-5409 pou òganize yon prezantasyon a  
distans, konsa ou pa bezwen ale an pèsòn nan  
tribinal la.**

## AVERTISSEMENT!

**VOUS AVEZ REÇU CES DOCUMENTS  
PARCE QUE VOTRE PROPRIÉTAIRE A  
DEMANDÉ À LA COUR DE VOUS  
EXPULSER DE VOTRE MAISON.**

**Vous n'avez pas besoin de vous rendre en  
personne à la Cour pour répondre à ces  
documents**

**Pour y répondre vous pouvez téléphoner au 718-  
537-1379, ou aller sur le site**

**[www.nycourts.gov/evictionbss/nyc](http://www.nycourts.gov/evictionbss/nyc/) et demander  
qu'un avocat de la Cour vous aide gratuitement  
avec votre problème de logement. Vous devez  
téléphoner le plus vite possible.**

**Si vous n'arrivez pas à obtenir les services  
gratuits d'un avocat ou si vous n'en voulez pas,  
vous pouvez appeler la Cour au 646-386-5409  
afin d'organiser votre comparution virtuelle à la**

## Предупреждение!

**ВЫ ПОЛУЧИЛИ ЭТИ ДОКУМЕНТЫ,  
ПОТОМУ ЧТО**

**ВАШ арендодатель подал исковое заявление с  
требованием вашего выселения.**

**Вы не должны лично являться в суд, чтобы  
ответить на этот иск.**

**Для ответа вы можете позвонить по телефону  
718-557-1379 или посетить сайт  
[www.nycourts.gov/evictions/nyc](http://www.nycourts.gov/evictions/nyc/) и попросить  
БЕСПЛАТНОГО АДВОКАТА, который  
поможет вам в вашем деле с жильем. Вам  
следует позвонить как можно скорее.**

**Если у вас нет бесплатного адвоката или он  
вам не нужен, вы можете позвонить в суд по  
номеру 646-386-5409, чтобы организовать для  
вас виртуальную явку в суд, чтобы не было  
необходимости являться лично.**

NOTICE TO RESPONDENT TENANT

DURING THE CORONAVIRUS EMERGENCY,  
YOU MIGHT BE ENTITLED BY LAW TO SPECIAL  
DEFENSES AND PROTECTIONS RELATING TO  
EVICTIONS.

PLEASE CONTACT YOUR ATTORNEY  
IMMEDIATELY FOR MORE INFORMATION.

IF YOU DON'T HAVE AN ATTORNEY, PLEASE  
CALL

**718-557-1379**

OR VISIT

[www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/)

**AVISO A INQUILINO DEMANDADO**

**DURANTE LA EMERGENCIA POR CORONA  
VIRUS, PUEDA QUE POR LEY USTED TENGA  
DERECHO A DEFENSAS Y PROTECCIONES  
ESPECIALES RELACIONADAS CON  
DESALOJOS.**

**POR FAVOR COMUNIQUESE CON SU  
ABOGADO INMEDIATAMENTE PARA OBTENER  
MAS INFORMACION.**

**SI NO TIENE ABOGADO, LLAME AL**

**718-557-1379**

**O VISITE**

**[www.nycourts.gov/evictions/nyc/](http://www.nycourts.gov/evictions/nyc/)**