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### 1986 Grand Avenue HDFC v Wilson

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CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF BRONX: HOUSING PART I

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1986 GRAND AVENUE HDFC

L&T Index No.: 65077/2016

Petitioner

**DECISION/ORDER**

-against-

DEBORAH WILSON

Respondent.


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After argument and over Petitioner's objections, Respondent Deborah Wilson's Order to Show Cause is granted only to the extent of further staying execution of the warrant till August 4, 2017 for Respondent to pay or prove payment of \$4,200 (a sum which represents all outstanding use and occupancy from May 31, 2017 through August 31, 2017); and if paid shall be further stayed through August 18, 2017 for Respondent to vacate the subject premises. Although the Court is conscious that Respondent is seeking a stay beyond the statutory limit under RPAPL 753, a court may, in certain circumstances, exercise a discretionary stay under CPLR 2201. The Court exercises its discretion here as Respondent is a litigant suffering from a disability whose search for housing has been limited to units which are on the ground floor or those that have the availability of an elevator service.

Respondent here represents that she has been actively searching for housing but has not, despite her best efforts, been able to secure the same. Respondent is now on a short-list for housing and is expected to receive a decision on that application.

Upon default in payment or vacature, all stays shall be vacated. Prior to execution, Petitioner to re-mail notice of eviction.

Dated: July 24, 2017  
Bronx, New York

  
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HON. KRZYSZTOF LACH  
Judge, Housing Part