NEWS RELEASE

New York State
Unified Court System

Hon. Joseph A. Zayas
Chief Administrative Judge

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New Housing Court Supervising Judges Named in the Bronx and Brooklyn

NEW YORK CITY—Chief Administrative Judge Joseph A. Zayas today announced the appointments of Judges Christel Garland and Kimon Thermos as the new Supervising Judges of the New York City Housing Court Parts in the Bronx and Brooklyn, respectively. Judge Garland will succeed Judge Miriam Breier, who is retiring. Judge Thermos will replace Judge Kevin McClanahan upon his return to the bench.

New York City Housing Court comprises five parts which, operating in each of the City's boroughs, handle cases involving alleged housing violations and disputes between landlords and tenants. In their new capacity, Judges Garland and Thermos will assume oversight of two of New York's busiest jurisdictions.

"Judges Garland and Thermos have served the New York City Housing Court with distinction, earning a reputation for their keen judgment and deep commitment to justice," said Chief Administrative Judge Joseph A. Zayas. "As Supervising Judges, their intimate knowledge of housing matters, collaborative leadership style, and dedication to equitable access will benefit tenants and property owners alike."

"Judges Garland and Thermos bring a wealth of knowledge and experience to their new posts, acquired through years of service both as attorneys and members of New York City's Housing Court bench," said First Deputy Chief Administrative Judge Norman St. George. "I am confident they will guide their respective Housing Court Parts with fairness, clarity, and integrity."

"Judge Garland and Judge Thermos have demonstrated exceptional expertise in housing policy and court operations, along with a deep understanding of the sensitive nature of Housing Court matters and their impact on the lives and livelihoods of New Yorkers," said Deputy Chief Administrative Judge for New York City Courts Adam Silvera. "Their experience and leadership will be assets to the Court."

“For New Yorkers who appear before the Court as they navigate housing challenges, the experience can be highly stressful and emotional,” added New York City Civil Court Administrative Judge Shahabuddeen Ally. “We look forward to the depth of understanding, and the vision and energy, Judges Garland and Thermos bring to Housing Court as Supervising Judges. Their leadership will help streamline processes and improve outcomes for the communities we serve.”

“These appointees have demonstrated a level of expertise, commitment, and hard work that is integral to ensuring the fair, efficient resolution of housing matters,” said Citywide Housing Court Supervising Judge Jack Stoller. “As Supervising Judges, they will continue to lead by example, serving to enhance access to justice for the people of the Bronx and Brooklyn.”

Judge Garland has been serving as a Housing Court Judge in the Bronx since March 2018, hearing landlord-tenant disputes, managing court calendars, holding hearings, and engaging in settlement discussions. Previously, she served as a Court Arbitrator in Kings County Civil Court’s Small Claims Court in Brooklyn and before that as a Court Attorney in the Housing Parts in Brooklyn and Manhattan.

Judge Garland began her legal career as a judicial law clerk in New Jersey Superior Court’s Family Division and has served as a volunteer attorney with New York’s Equal Employment Opportunity Commission. She also provided free legal services to immigrants as an African Services Committee volunteer. She is a graduate of John Jay College of Criminal Justice and the City University of New York’s School of Law.

“I am truly honored to step into the role of Supervising Judge of the Bronx County Housing Court,” said Judge Garland. “Serving this community has been one of the greatest privileges of my career, and I remain deeply committed to ensuring that every person who comes before our court is treated with dignity, empathy, and fairness.”

Judge Thermos has over 15 years’ experience in the Unified Court System, commencing his legal career as a Court Attorney in Queens County Civil Court. He then entered private practice, with a focus on landlord-tenant litigation and real estate, prior to his initial appointment to the New York City Housing Court bench in July 2014. He has since served in Housing Court in Brooklyn, the Bronx, Manhattan, and Queens and has been assigned to the Court’s resolution, trial, and NYCHA Parts, among other areas.

Judge Thermos earned his undergraduate degree from New York University and his J.D from St. John’s University School of Law.

“I am grateful for the opportunity bestowed on me to serve as Supervising Judge of the Housing Court in Kings County,” said Judge Thermos. “I have been involved with Housing Court as a litigator and a judge for over 30 years and have come to love and respect the workings of our judicial system. I am honored to be granted this great responsibility in implementing the vision for a more inclusive, equitable, and impartial court.”

Judges Zayas and St. George expressed their gratitude to outgoing Supervising Judges Breier and McClanahan. “We are thankful to Judges Breier and McClanahan for their leadership. We congratulate Judge Breier upon her well-earned retirement and are gratified that Judge McClanahan will continue to serve on the New York City Housing Court.”

The appointments take effect November 2, 2026.



Judge Christel Garland



Judge Kimon Thermos

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