



SWEEP

Your Payment Was Successful!

To print this receipt, please use your browser print button

Date:	10/06/2025
Time:	10:16 AM
Reference Number:	90250796
Method:	visa
Credit Card Number:	*****2895
Registration:	5740001627 07/01/25
Document Number:	70919354
Document Type:	Ticket
<u>Ticket Number</u>	<u>Amount</u>
70919365	\$190.00
70919354	\$190.00
Total payment:	\$382.00

An email confirmation has been sent.

City of Philadelphia

**City of
Philadelphia**

SWEEP

Search ResultsInquiring document: **70919354**There are a total of **2** open violation(s) on this account.The amount due for violations is: **\$380.00**The amount due for fees is: **\$0.00**The total amount due is: **\$382.00****There is a processing fee of: \$2.00****Please select from the following:**☐ I would like to pay the total amount due.**Total payment including fees: \$382.00**☒ I would like to pay only for the following items:

Please select the items that you wish to pay:

	Citation #	Date	Violation	Amt Due	Amt Paid
<input checked="" type="checkbox"/>	70919365	06/27/2025	DUMP LID NOT CLOSED	\$190.00 \$	190.00
<input checked="" type="checkbox"/>	70919354	06/27/2025	DUMP AREA NOT CLEAN	\$190.00 \$	190.00
Total payment including fees:					\$382.00

City of Philadelphia

CITY OF PHILADELPHIA

PO BOX 56318
PHILADELPHIA, PA 19130-6318
(215) 567-2605



170

RECEIVED

AUG 11 2025

08/01/2025



REALTY LINDY
309 YORK RD
JENKINTOWN PA 19046-3270

NOTICE OF CODE VIOLATION

Natalie EMAIL
Approval Attached

Dear REALTY LINDY

Below is the official data on a Code Violation Notice (CVN) for a violation of the Philadelphia Code for the individual or business referenced below at an enterprise registered in your name. As the owner, it is your responsibility to prevent and correct such infractions.

Failure to pay or contest this violation within 10 days will result in additional penalties and further legal action, including the filing of a Code Enforcement Complaint in Municipal Court.

CVN	FINE AMOUNT	VIOLATION DATE	VIOLATION TIME	VIOLATION DAY	VIOLATOR NAME	VIOLATION LOCATION	OWNER STREET CODE
70919354	\$150.00	06/27/25	12:30PM	Friday	REALTY LINDY	1627 51 E MOUNT AIR	5740001627 07/01/25

VIOLATION CODE/DESCRIPTION	ISSUING OFFICER BADGE NUMBER	TOTAL PAID	AMOUNT DUE
DUMP AREA NOT CLEAN	900000	\$0.00	\$150.00

OFFICER COMMENTS	
	A violation of City Code has occurred at this location. Identity information was not recovered from the refuse material.

Payment instructions are listed below:



Pay online with a credit card at www.phila.gov and select Pay Code Violation Notices



Pay in person at the Violations Branch, 913 Filbert Street in Philadelphia
Monday through Friday, 8:00 AM to 6:00 PM, Saturday, 9:00 AM to 1:00 PM



Mail your check or money order along with the payment coupon below to the address listed on the coupon. Write the CVN number on the check or money order.

Returned Checks. If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic fund transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.

Keep this part for your records (not all violations may be listed above)

Return this coupon with your payment.

CITY OF PHILADELPHIA
PO BOX 56318
PHILADELPHIA, PA 19130-6318

Payment Coupon
Do not send cash.



REALTY LINDY
309 YORK RD
JENKINTOWN PA 19046-3270

AMOUNT DUE:	\$150.00
CVN:	70919354
Owner Street Code:	5740001627 07/01/25
Request Hearing:	<input type="checkbox"/>
	Check box

If you wish to contest this violation at an informal hearing at the Office of Administrative Review, check the hearing box above and mail to the address listed on this coupon.

00025050507040000000106020701500008012580

City of Philadelphia
**Code Violation
Notice**



Ticket#		Date
70919365		06/27/2025 12:32 PM
Violator Name		
LINDY REALTY		
Address of Violator		
309 YORK RD		
Violator City, State Zip		
JENKINTOWN, PA 19046		
Violation Address	District	
1627-51 E MOUNT AIRY AVE		
License Number		
Owner		
LINDY REALTY		
Owner Address		
309 YORK RD		
Owner City, State Zip		
JENKINTOWN, PA 19046		

YOU ARE HEREBY NOTIFIED THAT YOU VIOLATED THE FOLLOWING SECTION OF THE PHILADELPHIA CODE
If payment is not received within 10 calendar days, a \$25.00 additional penalty is due.

Violation Code and Description:
107224E1 - DUMPSTER LID NOT CLOSED
Fine Amount: \$150.00

Dumpster lid must be closed at all times when not in use.

Officer: SWEEP E Nails. Badge No: 900

City of Philadelphia
**Code Violation
Notice**



Ticket#		Date
70919354		06/27/2025 12:30 PM
Violator Name		
LINDY REALTY		
Address of Violator		
309 YORK RD		
Violator City, State Zip		
JENKINTOWN, PA 19046		
Violation Address	District	
1627-51 E MOUNT AIRY AVE		
License Number		
Owner		
LINDY REALTY		
Owner Address		
309 YORK RD		
Owner City, State Zip		
JENKINTOWN, PA 19046		

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If payment is not received within 10 calendar days, a \$25.00 additional penalty is due.

Violation Code and Description:
107224E2 - DUMPSTER AREA NOT CLEAN
Fine Amount: \$150.00

Area not Clean. Dumpster area must be free of litter and debris at all times.

Officer: SWEEP E Nails. Badge No: 900

Ticket# 70919365



ADMISSION AND WAIVER

I do hereby admit to said offense as charged and WAIVE my right to a hearing and agree to pay the charge prescribed for my offense.

Signature: _____

Address: _____

HEARING REQUEST INSTRUCTIONS

If you wish to contest this code violation, please check the hearing request box below and mail to:



Mail request to:
City of Philadelphia
P.O. Box 56318
Philadelphia, PA 19130-6318

NOTE: Hearings are held at:
The Office of Administrative Review

For telephone inquiries call:
(215) 567-2605

Payment of this violation does not prohibit further enforcement action. Please contact the Department of Licenses and Inspections, License Issuance Division at 311 or (215) 686-8686, if this violation pertains to the size, use, or placement of a dumpster.

If your check is returned unpaid for insufficient or uncollected funds, (1) you authorize The City of Philadelphia or its agent to make a one-time electronic funds transfer from your account to collect a fee of \$20; and (2) The City of Philadelphia or its agent may re-present your check electronically to your depository institution for payment.



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70919354

Jane Sharp

From: Natalie Dixon
Sent: Monday, June 30, 2025 10:21 AM
To: Jane Sharp
Subject: Trash Violation 6 27 25 from the City
Attachments: Trash Violation 6 27 25 from the City.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Wait

Good morning Jane,

Can you please have these two violations paid; I approve them. We had a bulk pick scheduled for the very next day but it was too late.



Natalie Dixon, CAM
Community Director

Lindy Communities – Mt. Airy Place Leasing Center
1651 E. Mt. Airy Avenue, Ste 104A/ Philadelphia, PA 19150
Phone: 215-242-4235/ Fax: 215-242-9605
Email: ndixon@comehometolindy.com
Website: www.comehometolindy.com

Please think Green before printing this e-mail.

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Natalie **EMAIL**
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REALTY LINDY
309 YORK RD
JENKINTOWN PA 19046-3270

AMOUNT DUE:	\$150.00
CVN:	70919365
Owner Street Code:	5740001627 07/01/25
Request Hearing:	<input type="checkbox"/>
	Check box

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00025160507040000000106020701500008012580

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Email: ndixon@comehometolindy.com
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