

Date of Incident	01-13-2025
Prepared By	Frank Baer
Reviewed By	Incident Report was reviewed by Brian Kroker on 01-15-2025 at 11:29 AM.
Property	Towers at Wyncote
Time of Incident	08:00:00
Location of Incident	2nd floor Tower 1 lobby vestibule area

Report Last Updated By	Update Date
Brian Kroker	01-15-2025

Incident Type
Criminal Activity Involved
Incident Type Category
Violence-Residents
Incident Type Sub-Category
Fight
Description of Incident
At approximately 8 PM, Michael Lucas (resident of 213-1) addressed Kaheem Gray in the Tower 1 lobby elevator vestibule, stating that the two pit bulls should not be on the elevator and that the leashes should be kept tight. Kaheem is an illegal occupant in Bridgette Lewin's unit (202-1) and has two unregistered dogs. He has previously been issued a notice to quit from Cohen's office and is scheduled to move by 2/28/25. On several occasions, Michael has addressed Kaheem regarding the dogs, as other residents, especially those with children, have expressed fear. After the confrontation, Kaheem went upstairs, dropped off the pit bulls, and returned to the elevator area on the second floor, waiting for Michael. At this point, Kaheem threatened Michael with a knife before returning to Bridgette's unit. Michael contacted the police.
Corrective action taken at the time of the incident
At approximately 9 PM, Frank Baer met with several Cheltenham Township police officers, including Officer Coyle, at the leasing office. We reviewed camera footage for about an hour, focusing on the main lobby and second-floor elevator landing, to gather evidence of the knife and support the potential arrest of Kaheem.
What we have done related to Customer Service and helping the resident, if anything?
Frank Baer contacted Cohen's office first thing in the morning, and Jenel recommended banning Kaheem from the property, which will be faster and more effective than trying to evict the resident. We informed the Towers team and Philadelphia Protection to notify the police if they saw him on the property again after his release on 1/14/25. I also informed Bridgette of our stance, and she confirmed that Kaheem would only return with a police escort to retrieve his personal belongings. I followed up with Michael Lucas to update him on how the situation was handled, and he was very satisfied with the resolution.
Witnesses names and phone number
Michael Lucas 215-651-2672
Was there security camera footage of this incident?
Yes
Link to security footage video in Box
http://we will send this
Did this incident involve a resident?
Yes
Unit
0213-1
Resident Name
Michael Lucas
Did this incident involve a Lindy team member?
No
Did this incident involve a vendor?
No
Should this incident be reported to the residents renters insurance policy?
No

