

Date of Incident	01-26-2026
Prepared By	Anabel Guzman
Reviewed By	Incident Report was reviewed by John Samuel on 01-30-2026 at 03:09 PM.
Property	Academia Suites
Time of Incident	00:14:30
Location of Incident	Academia Suites 1101 Spencer Avenue, S309 Philadelphia, PA 19141

Report Last Updated By	Update Date
John Samuel	01-30-2026

Incident Type
Property Damage
Description of Incident
Nadira Bethea, a resident of S309, Academia, reported an incident involving her son. Ms. Bethea stated that her son kicked in her apartment door. The resident contacted the police and filed a report. Ms. Bethea advised that she intends to file a Protection From Abuse (PFA) order against her son. A follow-up attempt was made; however, there was no response from the resident.
Corrective action taken at the time of the incident
Management followed up with the resident and advised that her renter's insurance would be contacted regarding all repairs and replacement of the apartment's front door. Management contacted the contractor, Stan the Doorman, to arrange for installation of a new front door with hardware and new magnetic locks. In the interim, the door was secured to ensure the safety of the unit.
What we have done related to Customer Service and helping the resident, if anything?
Our Maintenance Super Shawn Hargett secured the door.
Witnesses names and phone number
N/A
Was there security camera footage of this incident?
No
Link to security footage video in Box
http://
Did this incident involve a resident?
Yes
Unit
S309
Resident Name
Nadira Bethea
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?
Yes
What is the estimate of the loss?