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| Date of Incident | 02-20-2026 |
| Prepared By | Nilsa Reyes |
| Reviewed By | Incident Report was reviewed by John Samuel on 02-20-2026 at 12:55 PM. |
| Property | 7400 Roosevelt |
| Time of Incident | 08:20:00 |
| Location of Incident | 7400 Roosevelt Blvd Apt D007 Philadelphia PA 19152 |

| Report Last Updated By | Update Date |
|------------------------|-------------|
| John Samuel | 02-20-2026 |
| Nilsa Reyes | 02-20-2026 |
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| John Samuel | 02-20-2026 |
| Nilsa Reyes | 02-20-2026 |

Incident Type

Criminal Activity Involved

Incident Type Category

Violence-Residents

Incident Type Sub-Category

Domestic Violence

Description of Incident

On or about 8:20 AM, police responded to the property regarding a report of tenants arguing and possible domestic violence. Officers arrived on scene at approximately 8:37 AM and made contact with the occupants of the apartment. It was reported and confirmed that an unknown occupant and the lease holder were involved in a domestic verbal dispute that escalated and became physical. Due to the nature of the altercation, both law enforcement and emergency medical services were dispatched to the scene. The ambulance transported the unknown occupant for medical treatment as a result of injuries sustained during the incident. Upon arrival of law enforcement, entry was made into the apartment. The Maintenance Supervisor, who was in the leasing office at the time, heard the commotion and responded to meet with law enforcement. Both police and maintenance personnel observed significant damage throughout the unit. The following conditions were noted: A piece of plaster missing from the hallway corner Scuff marks present on multiple walls Blood observed on the floors Broken glass scattered throughout the apartment Possible broken window (maintenance will further inspect all windows) The apartment appeared extensively damaged and in disarray Maintenance will conduct a full inspection of the unit, including all windows and structural components, to assess the full extent of the damage. Further documentation and repair estimates will be completed once the inspection is finalized.

Corrective action taken at the time of the incident

Maintenance will conduct a full inspection of the unit, including all windows and structural components, to assess the extent of the damage, also made sure resident was ok after incident. Advised resident that she will be responsible to pay for all damages and advised her to call her insurance company. We are also reaching out to Paul Cohens office to send resident a notice to vacate in 10 days.

What we have done related to Customer Service and helping the resident, if anything?

The incident occurred before business hours, however the maintenance personal that was there made sure the resident was ok and started with repairs in apartment home.

Witnesses names and phone number

Dudlow Blake - 267-264-7180 Michael Jacobus - 215-990-3618

Was there security camera footage of this incident?

No

Link to security footage video in Box

http://

Did this incident involve a resident?

Yes

Resident Name

Yasmin Colon

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

