

Date of Incident	02-26-2026
Prepared By	Sharon Waples
Property	Haverford Court
Time of Incident	12:31:00
Location of Incident	East Building Lobby

Incident Type

Misc.

Description of Incident

2nd Incident involving residents dog attaching the resident in E204's dog. First reported incident was in January. In the first incident E204's dog was nipped on the tail. There was no injury to the dog. I spoke to the resident in E203 about the incident. The resident was apologetic and promised to keep a better handle on the dog going forward. This current incident happended around 12:31pm in the East building lobby. E203's dog was just coming in from outside using the side parking lot door and going toward the steps around the corner from the office. E204's dog was coming down the steps when both dogs encountered each other. E203's dog grabbed E204's by the neck before both owner's were able to get a hold of their mutual dogs. E204's dog was being walked by the resident's mother. Ron, the Maintenance Supervisor and I, both heard the commotion and went to see what happened. At that point both dogs were separated. Ron and E204's mother checked the dog out. The dog does have a some redness on the side of their neck, but no blood. I took a picture of the area. I asked both residents what happened. E204's mother said that she was walking the dog down the steps and was in the hallway about to turn into the lobby when she and the dog encountered E203's dog. E203's dog grabbed E204's dog by the neck. I asked E203 what happened. The resident said that she and her dog just came into the building and was about to go in to the hallway when the dogs ran into each other. I checked on E204's dog and the dog was upset and shaking. E204's mother called her daughter, the actual owner of the dog to tell her what happened. The owner of the dog is planning to make a police report and will provide the DC# once she receives it. I did let the resident in E203 know that the police will be involved. Pictures and video was taken of the incident. Letter will also be sent to the resident. Resident in E204 provided DC#26-19-013525

Corrective action taken at the time of the incident

Spoke to both residents and made a note in Yardi for both apartments.

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

Checked on E204's dog to make sure he was okay. Also, made sure both resident's were okay .

Witnesses names and phone number

Jennifer Williams- (267)844-5620 Ron Francis-267-673-5393 Sharon Waples-267-437-0086

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

E203

Resident Name

Jennifer Williams

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

