



Date of Incident	06-10-2022
Prepared By	Laura Reed
Reviewed By	Incident Report was reviewed by John Samuel on 06-16-2022 at 06:23 PM.
Property	York House (South)
Time of Incident	08:30:00
Location of Incident	The York House Lobby, both lobby bathrooms

Incident Type
Resident House Rules
Description of Incident
<p>Resident Lloyd Staley had a guest Sharon Mintz, Friday June 10, 2022. At approximately 8:15pm the concierge received multiple phone complaints from residents regarding Apt 1211. The residents were complaining of loud noises and sounds of fighting coming from the apartment. At 8:30pm, Ms. Mintz exited the elevator. She had her pants and underwear pulled down exposing herself. There were several residents in the lobby. The concierge stated Ms. Mintz was yelling "Lloyd, Lloyd!" Ms. Mintz was visibly under the influence. She was continued to yell and went into the bathroom in the lobby. She exited the bathroom and the building at 9pm. Shortly after Ms. Mintz left the building, Mr. Staley came to the front desk and said he did not want Ms. Mintz back in the building. He exited the building. He returned around 12:30am. At approximately 1am, Ms. Mintz returned, and the concierge would not let her back in the building. She exhibited extreme signs of being under the influence. 5-10 minutes later, Ms. Mintz comes in the building with a CCT driver and a resident. Ms. Mintz went to the front desk and berated the concierge. She called him names and was belligerent to him. The CCT driver came back into the lobby and Ms. Mintz shouted obscenities at him. The concierge called up to Mr. Staley apartment and he didn't answer. The concierge told Ms. Mintz that Mr. Staley was not answering his phone and she was not allowed on the elevators. Ms. Mintz ran over to the elevators. The concierge followed her and shut down the elevators. Ms. Mintz was yelling and went into the second bathroom in the lobby. At this point the concierge called the Philadelphia police. The dispatcher took notes and told the concierge that he was not certain when an officer would be available to come to the York House because there was no weapon involved. The police did not answer the call at all. While Ms Mintz was in the bathroom, She was screaming and pulled the hand soap dispenser off the wall. She apparently threw the dispenser at the ceiling and broke ceiling tile. Then she went into the second bathroom. She defecated on the floor of the bathroom and broke the toilet seat. After approximately 50 minutes in the bathrooms, she left the building. Ms. Mintz returned to the York House Saturday June 11th in the afternoon to visit Mr. Staley. Kim, the assistant manager asked Ms. Mintz to come into the leasing office. Kim told Ms. Mintz that she was not allowed in the building due to the damages and her unacceptable behavior the evening before. Ms. Mintz said that she wasn't at the York House the previous evening. Kim told her she is on security tape twice- once at approximately 8:30 and later at 1:00pm. Ms. Mintz said she really never wanted to come back to the building. She didn't want Mr. Staley living at the York House anymore. And if she did come into the lobby with her pants down, she had good reason. Ms. Mintz returned Sunday night with Mr. Staley. Mr. Staley had not recieved his letter from management until Monday.</p>
Corrective action taken at the time of the incident
<p>Mr. Staley was asked to come into the leasing office Monday June 13th. Management presented two resident notices to Mr. Staley. The first notice was regarding the actions of his visitor and the other regarding the damages done to our bathrooms. He said that he didn't see Ms. Mintz at all on Friday night or over the weekend. He does not know why there were complaints regarding loud noises and fighting coming from his apartment on Friday. Mr. Staley was informed that residents came forward as witnesses to report the disturbances from his apartment. Mr. Staley was told the concierge reported that Mr. Staley spoke to the concierge at approximately 9:10 on Friday night requesting the concierge not allow Ms. Mintz back into the building. He did not want to see her again that evening. He said he hadn't seen Ms. Mintz all weekend. (In fact, her brought her into the building on Sunday, the evening of June 12, 2022.) Mr. Staley was told he was responsible for Ms. Wintz and her actions when she is his guest. I He was told he would be charged for the damages done on Saturday morning in our lobby bathrooms. He agreed and signed a miscellaneous charges form. Mr. Staley was afraid that management was going to evict him. He was told this was his second letter regarding Ms. Mintz and her inappropriate behavior while at the York House. Mr. Staley was told that Management was exercising its right to ban Ms. Mintz from the property. If Ms. Mintz attempted to come onto the York House South property the Philadelphia police would be call and she would be charged with trespassing. If Mr. Staley brought Ms. Mintz onto the property or into the York House, eviction proceedings would commence. Mr. Staley said he understood. He said Ms. Mintz could be dangerous. She has been arrested for Domestic Violence with a weapon in the recent past.</p>
What we have done related to Customer Service and helping the resident, if anything?
<p>There was no reason to help the resident; he is complicit in allowing Ms. Mintz into the York House. Management made certain that Mr. Staley understand that Ms. Mintz is not allowed into the building and if she attempts to enter the building, the police will be called. If he allows her into the York House a final letter will be issued to him and eviction proceeding will commence.</p>
Witnesses names and phone number
<p>Maxim Maw 610-551-6630- a resident Haniethe Watts 267-379-6223- the Conceirge, employed by Philadelphia Protection</p>
Was there security camera footage of this incident?
<p>No</p>
Link to security footage video in Box
<p>http://</p>
Did this incident involve a resident?
<p>No</p>
Did this incident involve a Lindy team member?
<p>No</p>
Did this incident involve a vendor?
<p>No</p>