

Date of Incident	07-18-2025
Prepared By	Thomas Neal
Reviewed By	Incident Report was reviewed by John Samuel on 07-24-2025 at 03:21 PM.
Property	York House (South)
Time of Incident	09:40:00
Location of Incident	Lobby and outside

Report Last Updated By	Update Date
John Samuel	07-24-2025
Thomas Neal	07-23-2025

Incident Type
Resident House Rules
Incident Type Category
Loud Noise-large parties
Description of Incident
<p>Incident Report Date of Incident: July 18, 2025 Time: Approximately 9:30 PM – 10:30 PM Location: Lobby and Ballroom Area Subject: Confrontation and Firearm Incident Involving Resident's Son-in-Law (Unit 508) Narrative: At approximately 9:30 PM on Friday, July 18, 2025, the son-in-law of the resident in Unit 508 entered the building lobby and proceeded toward the ballroom. Surveillance footage shows him looking into the ballroom through the doors. During this time, Hy-neef, our nighttime security personnel, entered the elevator. The son-in-law then entered the restroom. While he was in the restroom, Hy-neef returned from the elevator and sat in the lobby area. Upon exiting the restroom, the son-in-law claimed that Hy-neef made a comment toward him. However, video footage indicates that Hy-neef did not initiate any interaction. Instead, the son-in-law appears to confront Hy-neef. A witness, Arnie Coleman (215-487-8547), confirmed that Hy-neef said nothing until the son-in-law began to verbally engage and escalate the situation. Following this, Hy-neef moved behind the security desk while the son-in-law exited the building. Approximately 3 to 5 minutes later, the son-in-law re-entered the building, yelling and screaming at Hy-neef, who remained behind the desk with his hands behind his back. When this did not appear to provoke a further reaction, the son-in-law went to his car, retrieved a firearm, and was observed walking around with the weapon. Authorities were contacted. Before their arrival, the son-in-law placed the firearm in a bag, where it was later found by responding officers. Accounts of the events that followed vary, but the individual did not return to the premises until Monday. Upon returning, he entered the office, again yelling and accusing Hy-neef of misconduct. A review of the surveillance footage clearly shows that the son-in-law was the aggressor throughout the incident. When shown the footage, he appeared unable or unwilling to acknowledge the events as captured on video. It is possible he may have been under the influence of alcohol or another substance at the time.</p>
Corrective action taken at the time of the incident
The police was called and they got everything under control. We also reached out to the resident and let them know this guest is not allowed at the property and if we see him back at the property, we will move proceedings to evict the resident
What we have done related to Customer Service and helping the resident, if anything?
Nothing
Witnesses names and phone number
Arnie Coleman 215-487-8547
Was there security camera footage of this incident?
Yes
Link to security footage video in Box
http://
Did this incident involve a resident?
Yes
Unit
0508
Resident Name
Deborah Coleman
Did this incident involve a Lindy team member?
No
Did this incident involve a vendor?
Yes
Vendor Name
Philadelphia Protection unit
Should this incident be reported to the residents renters insurance policy?
No