

Date of Incident	10-02-2025
Prepared By	Anabel Guzman
Reviewed By	Incident Report was reviewed by John Samuel on 10-02-2025 at 03:31 PM.
Property	Academia Suites
Time of Incident	14:48:00
Location of Incident	1100 W. Godfrey avenue Phila. Pa. 19141 In the Leasing Office Apt 104

Report Last Updated By	Update Date
John Samuel	10-02-2025
Anabel Guzman	10-02-2025

Incident Type
Security
Description of Incident
<p>On 10/2/2025 around 1pm, Charlesity Nelson, office personal at Academia addressed a noise complaint regarding loud music coming from Unit G103. Charlesity approached the resident's grandson who came to the office for a drink, and politely asked him to keep the music at a reasonable volume. He acknowledged my request and returned to the apartment. Shortly afterward, his girlfriend, identified as Judy, came to the office questioning why I had spoken to him. I explained that the concern was the volume of the music. During this conversation, Judy asked me "what I was on." I clarified that I was not under the influence of anything and reiterated my request regarding the music volume. Judy then stated that it was her boyfriend's apartment and that she would continue to be present there. When I restated my concern about the music, Judy threatened to slap me. At that point, I asked her to leave the office. She left, but soon returned and repeated the threat. I again asked her to leave, which she eventually did. However, she then went back to the apartment and loudly told her boyfriend that he knew what she would do to me and that she would beat me up. Following this incident, I contacted Anabel Guzman, Thomas Neal, and Donte to report what had occurred. When Thomas Neal arrived at the building, Judy approached him and asked when I (Charlesity) would be off work so that she could assault me. She was also observed smoking a cigar in the hallway. Thomas contacted the leaseholder to inform them of the situation, including that there was an unauthorized occupant residing in the unit. The leaseholder was notified that the unit must be vacated within 10 days due to (1) the presence of an unauthorized occupant and (2) threats made against staff. The police were called, and an official report was filed (DC #25-35-078874). Law enforcement instructed the guest to stay away from the office and its staff. Additionally, Cohen's office was contacted to issue a 10-day notice to vacate for Unit G103.</p>
Corrective action taken at the time of the incident
<p>Called the police and filed a report DC# 2025-35-078874. Asked resident to vacate in 10 days and notified Cohens office to send a 10 days notice to vacate to resident</p>
What we have done related to Customer Service and helping the resident, if anything?
<p>Asked Charlesity to work from YONO office for today.</p>
Witnesses names and phone number
<p>N/A</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>Yes</p>
Unit
<p>G103</p>
Resident Name
<p>Annie Gibson</p>
Did this incident involve a Lindy team member?
<p>Yes</p>
Team Member Name
<p>Charlesity Nelson</p>
Did this incident involve a vendor?
<p>No</p>
Should this incident be reported to the residents renters insurance policy?
<p>No</p>