

<b>Date of Incident</b>	10-28-2025
<b>Prepared By</b>	Debra Evans
<b>Reviewed By</b>	Incident Report was reviewed by Alison Snyder on 10-29-2025 at 03:44 PM.
<b>Property</b>	Mt. Airy Place
<b>Time of Incident</b>	02:51:00
<b>Location of Incident</b>	Arrest made at Mt. Airy Place Bldg A

Report Last Updated By	Update Date
Alison Snyder	10-29-2025
Debra Evans	10-29-2025
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<b>Incident Type</b>
Criminal Activity Involved
<b>Incident Type Category</b>
Violence-third party
<b>Incident Type Sub-Category</b>
Hate Crime
<b>Description of Incident</b>
Detective John Maha #631 (215)686-3334 and partner came to review cameras in the leasing office around 2:51 Pm. They advised that a man was stabbed Tuesday morning at the intersection of Pickering Avenue and Wadsorth Avenue at approximately 7:23 AM and was taken to hospital pronouncing death at about 8:21 am. They believed the suspect to be at Mt. Airy Place. After reviewing camera footage and recovering the murder weapon from the properties dumpster, they identified the suspect to be the boyfriend of resident Charisse Maddox of 312A. After investigating, obtaining a warrant, discovering camera footage, and recovering the weapon from the community dumpster they made the arrest of Scott Hilton, who had a recorded address on his license of our property 1651 E Mount Airy Ave. Philadelphia, PA 19150. He is not listed on a lease. They made the arrest in the hallway of the community about 7:30 PM. A lease termination notice will be sent to 312A due to police activity and unauthorized occupant.
<b>Corrective action taken at the time of the incident</b>
Cooperated with police investigation. The police interviewed the team to determine if any knew who the suspect was. Debra Krause (Community Director), Luke Krause (Maintenance Supervisor), and Thomas Hines (Corporate Trainer) remained at the property until about 8pm once the arrest concluded. Debra notified Alison Snyder (Regional Manager) who then notified Lev Kravinsky (CEO). Maintained contact with all parties until the situation was resolved.
<b>What we have done related to Customer Service and helping the resident, if anything?</b>
Alison provided team members with EAP from HR in case additional support is needed.
<b>Witnesses names and phone number</b>
See previous page.
<b>Was there security camera footage of this incident?</b>
No
<b>Link to security footage video in Box</b>
http://
<b>Did this incident involve a resident?</b>
Yes
<b>Unit</b>
312A
<b>Resident Name</b>
Charisse Maddox
<b>Did this incident involve a Lindy team member?</b>
No
<b>Did this incident involve a vendor?</b>
No
<b>Should this incident be reported to the residents renters insurance policy?</b>
No

