

<b>Date of Incident</b>	12-06-2025
<b>Prepared By</b>	Anabel Guzman
<b>Reviewed By</b>	Incident Report was reviewed by John Samuel on 12-09-2025 at 08:55 AM.
<b>Property</b>	York North (YONO)
<b>Time of Incident</b>	00:06:34
<b>Location of Incident</b>	1320 W.Somerville Avenue Philadelphia Pa .19141, Front pathway.

<b>Report Last Updated By</b>	<b>Update Date</b>
John Samuel	12-09-2025
Anabel Guzman	12-08-2025

Incident Type
Slip and Falls
Description of Incident
Melissa Vernon reported that she slipped on black ice on her way to work, she scraped her knee, and hurt her elbow. She did not seek emergency medical care. She experienced mild pain, took pain medication, and came in the Office to report that she is feeling alright as of today (12/08/2025).
Corrective action taken at the time of the incident
Inspected the area around 8 am and No Ice was visible in the footage.
What we have done related to Customer Service and helping the resident, if anything?
Spoke with the Tenant Melissa Cerdan in the leasing office and stated she is ok ,she experience minor pain took over the counter meds , but will be fine ,will follow up.
Witnesses names and phone number
N/A
Was there security camera footage of this incident?
Yes
Link to security footage video in Box
http://Share 'IMG_0608 (1).mov'
Did this incident involve a resident?
Yes
Unit
0606
Resident Name
Melissa Cerdan
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