

Date of Incident	12-06-2025
Prepared By	Anabel Guzman
Reviewed By	Incident Report was reviewed by John Samuel on 12-09-2025 at 03:19 PM.
Property	York North (YONO)
Time of Incident	00:06:34
Location of Incident	1320 W. Somerville Avenue, Philadelphia, PA 19141 (Front pathway)

Report Last Updated By	Update Date
John Samuel	12-09-2025

Incident Type
Slip and Falls
Description of Incident
Melissa Cerdan slipped on black ice, on her way to work , she scraped knee, hurt elbow, did not seek emergency care, stated she has mild pain, took over the counter meds, reported feeling better as of 12-08-2025 & reached out 12/09/25 at 3pm stated she was a little sore but okay.
Corrective action taken at the time of the incident
No cracks on the sidewalk, Area was inspected at 8 AM on 12/07/25 , no black ice visible in footage.
What we have done related to Customer Service and helping the resident, if anything?
Spoke with the tenant in the leasing office. She confirmed she is okay, experienced minor pain, took over the counter meds, and stated will be fine. Also, reached out on 12/09/25 at 3pm stated she was a little sore but okay.
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