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William P. Brady, Esq. of Council-*+

* Member PA Bar
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VIA FIRST CLASS MAIL, CERTIFIED MAIL/RRR & HAND DELIVERY

Tameko Peterson, Alexis Anderson, Sania Anderson
And all other occupants
8470 Limekiln Pike, Apt. PH12-2
Wyncote, Pennsylvania, 19095

NOTICE TO QUIT/TERMINATION OF TENANCY/DEMAND FOR POSSESSION

DATE OF NOTICE: October 30, 2024

TENANTS IN POSSESSION: Tameko Peterson, Alexis Anderson, Sania Anderson
And all other occupants

LEASED PREMISES: 8470 Limekiln Pike, Apt. PH12-2, Wyncote, Pennsylvania, 19095

To: Tenant(s) Listed Above and All Persons Now in Possession of the Leased Premises:

Please be advised that this law firm represents the owner of the premises in which you currently reside (Lindy-Wyncote LP). You (the tenant) now rent the Leased Premises described above and you have conducted yourself in such a way so as to violate the terms of your lease. Therefore, your tenancy is being terminated, effective November 9, 2024 and your right to possession of the subject property will end on that date. Accordingly, you must VACATE on or before that date. Remaining in the subject property beyond that date will result in the filing of a Complaint by Lindy-Wyncote LP (your landlord) seeking your eviction by way of a court proceeding, at which you would have the opportunity to present a defense. Please be advised that individuals with disabilities have the right to request reasonable accommodations in order to meaningfully participate in the hearing process.

The provision(s) of your lease, dated November 30, 2023, upon which this action is predicated include:

1. PARTIES. *This Lease Contract is between you the resident(s) (list all people signing the Lease Contract): Tameko Peterson, Alexis Anderson, Shania Anderson. . .*

2. OCCUPANTS. *The apartment will be occupied only by you and (list all other occupants): (none listed). . .*

19. PROHIBITED CONDUCT. *You, your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community. You and your occupants or guests may also not engage in the following activities: disrupting our business operations. . . engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others. . .*

Pennsylvania Office
660 Second Street Pike
Southampton, PA 18966
Reply to this office

New Jersey Office
2500 Sylon Blvd,
Hainesport, NJ 08036

New York Office
305 Broadway, Suite 700
New York, New York, 10007



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25. CONDITION OF THE PREMISES AND ALTERATIONS. . . . *You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. . .*

Specifically, on October 28, 2024, another resident in your building found a shell casing on the lobby floor in the morning and brought it to the attention of your landlord. Additionally, it was brought to your landlord's attention that on October 27, 2024, between approximately 10:30 p.m. and 11:00 p.m., Cheltenham Police Department were notified of a potential "domestic incident" in your unit, which involved you and your unauthorized occupant. Upon your landlord's review of their on-site video surveillance, it was witnessed that your unauthorized occupant (African American male, wearing black pants, a grey hooded sweatshirt with white print on the front and a red backpack) was seen exiting your unit at approximately 10:56 p.m., with a dog and a trash bag, and walked through the elevator lobby area. They were then seen discharging a firearm towards the mirror in the lobby, which, not only caused damage to the mirror, but constitutes criminal activity on the premises. Moreover, the unauthorized occupant has been residing in your unit for approximately one (1) year, without the consent of your landlord.

Please accept this notice that, in light of the aforementioned, this unauthorized occupant is not allowed to enter the property. Should he act in contravention of this directive, he will be deemed a DEFIANT TRESPASSER, police will be called and he may be charged with a criminal violation under Pennsylvania Statute§ 3503(b).

IMPORTANT: Please be advised that, if you do not vacate by the termination date reflected herein, your landlord, through this office, will file a Complaint seeking your eviction from the premises predicated upon the aforementioned grounds.

Please Be Guided Accordingly,


Jénel R. Marraccini, Esq.

cc: Lindy-Wyncote LP