



-You Are On Notice-

August 4, 2025

Elena Penn and Andrea Bracey
Joshua House
2607 Welsh Rd
Philadelphia, PA, 19114

FROM: Nilsa Reyes, Community Director

RE: General Disturbance

Good afternoon, M/ Pena,

We are writing to formally notify you of a lease violation concerning the presence of an unauthorized occupant residing in your unit at Joshua House Apartments. As per the terms of your signed lease agreement, all individuals residing in the unit must be listed and approved by management.

It has come to our attention that an individual who is not listed on your lease is currently living in the apartment. Please be advised that this constitutes a direct violation of your lease agreement, specifically the clause pertaining to unauthorized occupants.

All residents and occupants must be screened and approved in advance to ensure the safety and well-being of the entire community.

Allowing an individual to reside in the unit without proper approval undermines these policies and may result in further action, including potential lease termination.

We kindly request that you address this matter immediately by either:

1. Submitting a formal request to add the individual to the lease (subject to management approval, screening, and eligibility), or
2. Ensuring that the unauthorized occupant vacates the premises immediately.

If you have any questions or believe this notice has been issued in error, please contact the management office at your earliest convenience.

Thank you for your immediate attention to this matter.

Sincerely,

Yours,

Nilsa Reyes

Community Director, Joshua House

Call office 215-677-1765, email nephilamanager@lindyproperty.com