



-You Are On Notice-

January 19, 2022

Nicole Najjar and Nicole Najjar
Joshua House
2607 Welsh Rd Apt L106
Philadelphia, PA, 19114

FROM: Nancy Benner, Assistant Community Director

RE: Misusing the Premises

We have received a report from the local Police of an incident involving a unauthorized occupant Valerie Luckett . The incident occurred in the community dog park your three unauthorized dogs attacked each other and injured one of the dogs and the police were called. Ms. Luckett indicated she was watching the dogs for Devonte Clark-Young and Nicole Najjar. Ms. Luckett is not a lease holder and stated she is living with you and paying rent.

This behavior a disturbance to our other residents and a violation of your Lease Contract, "Prohibited Conduct." In addition to your responsibility for following all Lease rules, it is important to remember that you are also responsible for the action of other occupants of your unit and guests. This letter serves as notice that we will be forced to take further action up to and including possible termination and/or non-renewal of your lease. We may also commence legal action in accordance with the violation.

If you have any questions, feel free to contact the Management Office at 215-677-1765. Thank you for your cooperation.

Yours,

Nancy Benner

Assistant Community Director, Joshua House

Call office 215-669-8922, email nephilamanager@lindyproperty.com