

Final Violation Notice

L&I File Number: CF-2025-025728

RESPONSIBLE PARTY

York House South Partnership c/o Lindy Property Manage
 309 York Rd
 Ste 211
 Jenkintown, Pennsylvania 19046

V3



DISTRICT OFFICE

PROPERTY IN VIOLATION

5325 OLD YORK RD, Philadelphia, PA 19141-2912


DATE OF NOTICE

07/11/2025

On 04/04/2025 the Department of Licenses and Inspections issued to you a Violation Notice and Order to Correct under the above file number. That Notice and Order gave you until 05/12/2025 to correct all conditions cited and notify the Department of Licenses and Inspections of such correction.

On 07/10/2025 the Department of Licenses and Inspection re-inspected/investigated the property in violation to determine whether you had corrected the cited violations. The inspection found that not all violations were corrected. The property remains in violation due to the violations/conditions indicated below.

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-901.6	\$300.00	
<p>PHILA. CODE LANGUAGE</p> <p>Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.</p>		
<p>CONDITION IN VIOLATION</p> <p>MUST HAVE LICENSE CONTRACTOR RESTORE FIRE PANEL TO NORMAL STATUS</p>		
<p>LOCATION</p> <p>5325 OLD YORK RD</p>		



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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-901.6.4	\$300.00	
<p>PHILA. CODE LANGUAGE</p> <p>The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the form.</p>		
<p>CONDITION IN VIOLATION</p> <p>MUST HAVE LICENSE CONTRACTOR UPLOAD FIRE CERT TO ESCLIPSE WEBSITE</p>		
<p>LOCATION</p> <p>5325 OLD YORK RD</p>		


PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-305.3	\$300.00	
<p>PHILA. CODE LANGUAGE</p> <p>All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.</p>		
<p>CONDITION IN VIOLATION</p> <p>SAND DOWN BATHROOM CEILINGS AND PAINT BOTH BATHROOM CEILING</p>		
<p>LOCATION</p> <p>BATHROOM 1& 2 IN APT 910</p>		



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<p>CONDITION IN VIOLATION</p> <p>REPAIR HANDICAP HANDRAIL IN SHOWER TO ADA REGULATIONS</p>		
<p>LOCATION</p> <p>BATHROOM 2</p>		



If the time for compliance stated above has passed and was not extended due to the filing of an appeal then the penalties stated in the Violation Notice and Order to correct, including but not limited to inspection fees and fines, will begin to accrue as of the date of this notice.

The City of Philadelphia will bill you for any fines, fees, or costs. Failure to pay these bills timely will result in additional amounts including but not limited to interest and the costs of collection by the City.

These amounts and/or additional penalties will continue to accrue until the Department removes the designation of in violation. You are responsible to notify the Department once the violations are corrected, although the Department may periodically reinspect even if not contacted.



IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: Alexander Mangual alexander.mangual@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجه فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION : Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686