

# Office of Sustainability Violation Notice

**L&I File Number:** CF-2025-131855

**RESPONSIBLE PARTY**

LONGWOOD MANOR APTS LTD  
207 LEEDOM ST  
SUITE 200  
JENKINTOWN, PA 19046

ADMIN



DISTRICT OFFICE

**PROPERTY IN VIOLATION**

2400 BENSON ST, Philadelphia, PA 19152-2537

**DATE OF NOTICE**


12/10/2025

On 12/09/2025, the City of Philadelphia's Office of Sustainability reviewed/investigated the above-property and found it in violation of Section 9-3402(2) of the Philadelphia Code. Based on this the property is deemed:

## IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Office of Sustainability has verified the corrective action. You are the person responsible for the correction of these violations. **YOU ARE ORDERED TO TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 01/20/2026**

**VIOLATIONS**

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
9-3402(2)	\$300.00	
<b>PHILA. CODE LANGUAGE</b>		
The owner of a covered building shall, no later than June 30 of each year, enter the following information, for the previous calendar year, in the Benchmarking Application, as specified by the Benchmarking Application: (a) building energy usage; (b) building water usage; and (c) building characteristics. Building data not received or incomplete as of June 30th, of this year.		
<b>CONDITION IN VIOLATION</b>		
Building owner failed to submit calendar year 2024 building energy benchmarking report by June 30, 2025. Learn how to submit a building energy benchmarking report at <a href="https://phila.gov/benchmarking">phila.gov/benchmarking</a> or email <a href="mailto:BenchmarkingHelp@phila.gov">BenchmarkingHelp@phila.gov</a> .		
<b>LOCATION</b>		



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Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. **A \$100 fine will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date.** If you timely correct each violation by the stated correction date, no fines will be due. Any fines which accrue after the compliance date stated in this notice are in addition to the \$300 fine previously imposed per 9-3402(6). Failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, the imposition of fees and/or fines, and/or any other legal or equitable remedies available.



**You have the right to appeal this notice. Your appeal must be filed within 30 days from the date of this notice. If you do not timely file an appeal then you waive your right to later challenge any part of this notice.** This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you. For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at [www.phila.gov/li](http://www.phila.gov/li) or the Boards Administration Unit, Concourse, Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA. Per Section 9-103(3), compliance with this order is still required pending an appeal unless a stay is requested and granted by the Board. **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](http://www.phila.gov) under "Open government."

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

توجہ 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