

✕ Final Violation Notice

L&I File Number: CF-2025-112157

RESPONSIBLE PARTY

LONGWOOD MANOR APARTMENTS LTD
309 YORK RD
STE 211
JENKINTOWN, Pennsylvania 19046



DISTRICT OFFICE

Property Maintenance Unit
9359 Krewstown Rd
Philadelphia, PA 19115
215-685-0535
PropertyMaintenanceUnit@phila.gov

PROPERTY IN VIOLATION

2401 BENSON ST, Philadelphia, PA 19152-2545


DATE OF NOTICE

03/11/2026

On 10/10/2025 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 11/15/2025 to correct all conditions cited and notify the Department of Licenses and Inspections of such correction.

On 03/10/2026 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-906.2	\$300.00	
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION Have licensed contractor service and tag all fire extinguishers		
LOCATION 2401 Benson St		

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VIOLATIONS

PHILA. CODE §	FINE AMOUNT
F-1031.10.1	\$1,000.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

CONDITION IN VIOLATION

Keep log on file for testing of all emergency lighting

LOCATION

2401 Benson St



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: Kymberly Gilmore Kymberly.Gilmore@phila.gov or the district office noted above.

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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

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

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

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Philadelphia, PA 19115
215-685-0535
PropertyMaintenanceUnit@phila.gov

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Quality of Life

CITY OF PHILADELPHIA

Department of Licenses & Inspections

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