



✕ Violation Notice and Order to Correct

L&I File Number: CF-2021-114616



DISTRICT OFFICE

PROPERTY IN VIOLATION

750 LANDIS ST, Philadelphia, PA 19124-3011

DATE OF NOTICE

12/02/2021

On 12/01/2021 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 12/13/2021

VIOLATIONS

PHILA. CODE § A-301.1/65	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A use registration permit is required for every new use commenced on any land or in any structure. Return the subject premise to its approved usage or secure the proper permit for its present use.		
CONDITION IN VIOLATION DUPLEX WITH ILLEGAL BASEMENT UNIT APT. BEING RENTED OUT MUST OBTAIN ZONING FOR BASEMENT UNIT OR RETURN TO ORIGINAL USE DUPLEX		
LOCATION PROPERTY		



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VIOLATIONS

PHILA. CODE § PM15-109.1	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The Department has deemed the structure referenced in this order Unfit. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. The owner shall be prohibited from admitting any new tenants to any tenant space within such dwelling for the duration of such unfit designation.		
CONDITION IN VIOLATION HEATER NOT WORKING AT TIME OF INSPECTION TENANT USING SPACE HEATERS TO WARM UP APARTMENT MUST MAKE REPAIRS TO HEATER TO PROVIDE HEAT AT TEMP OF 68 DEGREES WITHIN (10) DAYS OR CASE WILL BE SENT TO EQUITY COURT		
LOCATION 1ST FL APT.		

PHILA. CODE § PM15-602.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.		
CONDITION IN VIOLATION HEATER NOT WORKING AT TIME OF INSPECTION TENANT USING SPACE HEATERS TO WARM UP APARTMENT MUST MAKE REPAIRS TO HEATER TO PROVIDE HEAT AT TEMP OF 68 DEGREES WITHIN (10) DAYS OR CASE WILL BE SENT TO EQUITY COURT		
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VIOLATIONS

PHILA. CODE § PM15-603.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.		
CONDITION IN VIOLATION HEATER NOT WORKING AT TIME OF INSPECTION TENANT USING SPACE HEATERS TO WARM UP APARTMENT MUST MAKE REPAIRS TO HEATER TO PROVIDE HEAT AT TEMP OF 68 DEGREES WITHIN (10) DAYS OR CASE WILL BE SENT TO EQUITY COURT		
LOCATION 1ST FL APT.		

PHILA. CODE § FC-13-308.1.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Portable heating and cooking equipment prohibited F-308.1.9		
CONDITION IN VIOLATION TENANT USING SPACE HEATERS TO WARM UP APT. SPACE HEATERS ARE NOT A SUBSTITUE FOR PROPER HEATING EQUIPMENT, SPACE HEATERS PROHIBITED THEY CAN OVER HEAT AND CAUSE FIRE		
LOCATION 1ST FL APT.		



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PHILA. CODE § FC-13-605.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Multi plug adaptor(s) prohibited F-605.4		
CONDITION IN VIOLATION MULTI PLUG ADAPTOR BEING USED IN KITCHEN SITTING ON TOP OF STOVE TO OPERATE STOVE , REFRIGERATOR & MICROWAVE MUST HAVE ADEQUATE AMOUNT OF WORKING OUTLETS IN KITCHEN SO THERE IS NO NEED FOR MULTI PLUG ADAPTORS MULTI PLUG ADAPTORS ARE PROHIBITED CAN OVER HEAT AND CAUSE FIRE		
LOCATION 1ST FL APT.		

PHILA. CODE § FC-13-605.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Open junction boxes, open splices or exposed wiring are prohibited F-605.6		
CONDITION IN VIOLATION OPEN JUNCTION BOXES WITH SPLICED WIRES IN CEILING ABOVE HEATERS ELECTRIC PANEL FOR 2ND FL HAS BRAKER MISSING COVERED WITH DUCT TAPE MUST MAKE REPAIRS TO OPEN JUNCTION BOXES TO PREVENT THE HAZARD OF FIRE / SHOCK		
LOCATION BASEMENT		

PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION LARGE HOLE IN WALL BY BEDROOM DOOR MUST MAKE REPAIRS TO WALL		
LOCATION 1ST FL APT.		



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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-908.7	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Carbon monoxide detector required per section F-908.7.6		
CONDITION IN VIOLATION NO CARBON MONOXIDE DETECTOR MUST INSTALL CARBON MONOXIDE DETECTOR WITHIN 15' FT OF BEDROOMS		
LOCATION 1ST FL APT.		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-305.1	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE No combustible storage within 3 feet of heaters or other heat sources or open flames F-305.1		
CONDITION IN VIOLATION COMBUSTIBLES STORED AROUND HEATER MUST REMOVE COMBUSTIBLES 3' FT AWAY FROM HEATERS		
LOCATION BASEMENT		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-907.2	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Single station smoke alarms are required in the location(s) specified F-907.2		
CONDITION IN VIOLATION NO SMOKE ALARM MUST INSTALL SMOKE ALARMS WITHIN 15' FT OF BEDROOMS AND EVERY LEVEL OF HOME		
LOCATION BASEMENT , 1ST FL		



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PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.		
CONDITION IN VIOLATION WATER MAIN LEAKING AT CURB CONSTANT FLOW OF WATER FOR THE LENGTH OF BLOCK		
LOCATION FRONT		



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. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 11/22/2024.

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 or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

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>.



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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: AUDREY SMITH audrey.smith@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

توجہ فرمائیے: 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

