



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-124942



**DISTRICT OFFICE**

Property Maintenance Unit  
5TH FLR  
2401 Walnut St  
Philadelphia, PA 19103  
215-683-0575

**PROPERTY IN VIOLATION**

6210 ELMWOOD AVE, Philadelphia, PA 19142-3108

**DATE OF NOTICE**

12/24/2024

On 12/23/2024 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) which violate the Philadelphia Code. Based on all or some of these Code Violations the property is deemed:

## UNFIT/A PUBLIC NUISANCE

The property will remain in this status until all the necessary 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.

The Department of Licenses and Inspections hereby certifies that the violations at this property create a condition of immediate danger or hazard to health safety and welfare which requires immediate compliance and/or are intentional.

If these violations are not corrected before 01/02/2025 the Department will issue a Cease Operations Order requiring the property to be vacated that same day.

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 REPAIRS AND/OR TAKE NECESSARY ACTION TO CORRECT THE CITED CONDITIONS PRIOR TO 01/02/2025**

### VIOLATIONS

|                                                                                                                                                                                                                                                 |                                            |                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <div>PHILA. CODE §</div> <div>A-301.1/65</div>                                                                                                                                                                                                  | <div>FINE AMOUNT</div> <div>\$300.00</div> | <div>SCAN QR CODE FOR HOW TO RESOLVE</div> <div></div> |
| <div>PHILA. CODE LANGUAGE</div> <div>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.</div> |                                            |                                                                                                                                             |
| <div>CONDITION IN VIOLATION</div> <div>Obtain zoning for rooming home, or revert back to original use of Single family dwelling.</div>                                                                                                          |                                            |                                                                                                                                             |
| <div>LOCATION</div>                                                                                                                                                                                                                             |                                            |                                                                                                                                             |



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|                                                                                                                                                                                                                                                     |                                  |                                                                                                                               |
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| <b>PHILA. CODE §</b><br>A-701.1/1                                                                                                                                                                                                                   | <b>FINE AMOUNT</b><br>\$2,000.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>A violation has been issued because the building, portion of the building, or premises is occupied prior to departmental approval or issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy. |                                  |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Single family converted into 3 unit rooming home with shared kitchen                                                                                                                                               |                                  |                                                                                                                               |
| <b>LOCATION</b>                                                                                                                                                                                                                                     |                                  |                                                                                                                               |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-109.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>FINE AMOUNT</b><br>\$2,000.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                  |                                                                                                                                |
| <b>CONDITION IN VIOLATION</b><br>No heat must repair the heating unit and thermostat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                                                                                                                |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                |



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| <b>PHILA. CODE §</b><br>9-3902 (3)                                                                                                                                                                                                                                                                                       | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>The owner of any dwelling unit or rooming house let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902 |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>No rental license on file                                                                                                                                                                                                                                                               |                                |                                                                                                                               |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                          |                                |                                                                                                                               |

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| <b>PHILA. CODE §</b><br>PM15-305.3                                                                                                                                                                                                                                                                                                 | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                                |
| <b>CONDITION IN VIOLATION</b><br>Repair holes in ceiling                                                                                                                                                                                                                                                                           |                                |                                                                                                                                |
| <b>LOCATION</b><br>Living room                                                                                                                                                                                                                                                                                                     |                                |                                                                                                                                |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>F-604.6                                                                                                                                               | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>Repair light switch in living room.                                                                                                          |                                |                                                                                                                                 |
| <b>LOCATION</b><br>Living room                                                                                                                                                |                                |                                                                                                                                 |



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| PHILA. CODE §<br>PM15-604.3                                                                                                                                                                                                                                                                                                                                          | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>The electrical system at the premises constitutes a hazard to the occupants due to one or more of the following: inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects must be corrected to eliminate the hazard. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Hanging smoke alarm                                                                                                                                                                                                                                                                                                                        |                         |                                                                                                                        |
| LOCATION<br>Living room                                                                                                                                                                                                                                                                                                                                              |                         |                                                                                                                        |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-602.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Heat shall be supplied continuously at the temperature and in the rooms specified in Section PM-602.2 from October 1 to April 30 inclusive, and in addition thereto during the months of May or September when the outside temperature falls below 60 degrees F (15 degrees C) by every owner or operator of every two-family dwelling, multiple-family dwelling and rooming house except where there are separate heating facilities for each dwelling unit, whose facilities are under the sole control of the occupant of such dwelling unit |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Repair heating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                                                                                                                          |
| LOCATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                                                                                                                          |

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|--------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-603.4                                                                                        | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>All safety controls for fuel-burning equipment shall be maintained in effective operation. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Repair thermostat to control heat.                                                       |                         |                                                                                                                          |
| LOCATION                                                                                                           |                         |                                                                                                                          |



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|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-604.1                                                                                                                   | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Every occupied building shall be provided with an electrical system in compliance with the requirements of this code. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Repair electric in rear room.                                                                                       |                         |                                                                                                                        |
| LOCATION<br>Rear room                                                                                                                         |                         |                                                                                                                        |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-504.1                                                                                                                                                                                                                                                                                                                             | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>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<br>Repair bathroom sink                                                                                                                                                                                                                                                                                                          |                         |                                                                                                                         |
| LOCATION<br>Bathroom                                                                                                                                                                                                                                                                                                                                    |                         |                                                                                                                         |



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:

- The removal of all occupants and a Cease Operations Order being imposed;
- 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).



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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 01/23/2025.

Appeal of this Notice does not extend the time for you to comply nor will it stop any action by the City of Philadelphia.

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, 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 Preventions. 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>.



The Philadelphia Code may be found online for free at [www.phila.gov](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: SHAWN HOWARD [Shawn.Howard@phila.gov](mailto:Shawn.Howard@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