Quality of Life
CITY OF PHILADELPHIA
Department of Licenses & Inspections

Violation Notice and Order to Correct

L&I File Number: CF-2025-114082

V1

DISTRICT OFFICE

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

PROPERTY IN VIOLATION

5534 W GIRARD AVE, Philadelphia, PA 19131-4230

DATE OF NOTICE

10/21/2025

On 10/20/2025 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 11/24/2025

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-302.4	$300.00	

PHILA. CODE LANGUAGE

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10” All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

CONDITION IN VIOLATION

REMOVE ALL HIGH WEEDS

LOCATION

REAR EXTERIOR

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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-304.6	$300.00	

PHILA. CODE LANGUAGE
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CONDITION IN VIOLATION
REPAIR DAMAGED WALL

LOCATION
SIDE EXTERIOR

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-304.13	$300.00	

PHILA. CODE LANGUAGE
Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

CONDITION IN VIOLATION
REPAIR WINDOWS /SIDING

LOCATION
FRONT EXTERIOR

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
9-3902 (1)	$300.00	

PHILA. CODE LANGUAGE
The owner of any one or two -family dwelling 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

CONDITION IN VIOLATION
OBTAIN CURRENT RENTAL LICENSE

LOCATION
PROPERTY

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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-304.2	$300.00	

PHILA. CODE LANGUAGE

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.

CONDITION IN VIOLATION

REPAIR DAMAGED PORCH WALL / ROTTED WOOD
SHOULD BE WEATHER TIGHT

LOCATION

SIDE EXTERIOR

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).

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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 11/20/2025.

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 abted 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, Concourse 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.

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: Kevin Wooten Kevin.Wooten@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 فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 8686-686-215 پر کال کریں
ATTENTION : Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686