

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-015238



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

6609 TORRESDALE AVE, Philadelphia, PA 19135-2827

DATE OF NOTICE

02/21/2026

On 02/20/2026 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 03/27/2026

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-305.6	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks.		
CONDITION IN VIOLATION The closet under the stairs to the third floor was missing. The bathroom door had a hole in the center of the door. The front bedroom door had a hole in the door. Please replace the missing door and damaged doors in the above-named locations.		
LOCATION second floor unit at 6609 Torresdale avenue		

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VIOLATIONS

PHILA. CODE § PM15-505.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.		
CONDITION IN VIOLATION The second-floor unit lacks hot water. The temperature at the kitchen sink was 58.4 degrees. The tenant stated that the owner shut off the gas to the unit. The tenant stated that they have to heat up water in pots on a hot plate to wash. Please restore hot water to the second-floor unit.		
LOCATION Second floor unit of Property at 6609 Torresdale avenue.		

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 The rear bedroom has a drywall patch at the corner to the room that is detaching from the ceiling. There is also a hole in the wall that was packed with cloth and taped in the wall next to an outlet that has a burn mark on it. The outlet is next to the doorway. The front bedroom has a large drywall patch that was unsealed and there were holes in the walls and damaged ceiling surface near the circular fan. Please fix the damaged walls and ceiling is the above-named locations.		
LOCATION bedrooms of the second-floor unit.		

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VIOLATIONS

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 The second unit is being heat by portable electric heater in several of the rooms. The radiators in the unit are all cold to touch. The front bedroom temp reading was 64.5 degrees. the tenant stated that the owner shut off the gas to the unit. The tenant showed me a gas bill under his mother's name. I was not able to access the basement to check the furnace or gas meters. I had spoken to the first-floor tenants who stated that they have heat and that there are separate furnaces, one for each unit. Please restore gas service to the unit had have licensed HVAC contractor check the heating system for proper operation and make any needed repairs to the system. Provide written documentation of findings and repairs.		
LOCATION second floor unit at 6609 Torresdale avenue.		

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 The second unit is being heat by portable electric heater in several of the rooms. The radiators in the unit are all cold to touch. The front bedroom temp reading was 64.5 degrees. the tenant stated that the owner shut off the gas to the unit. The tenant showed me a gas bill under his mother's name. I was not able to access the basement to check the furnace or gas meters. I had spoken to the first-floor tenants who stated that they have heat and that there are separate furnaces, one for each unit. Please restore gas service to the unit had have licensed HVAC contractor check the heating system for proper operation and make any needed repairs to the system. Provide written documentation of findings and repairs.		
LOCATION Property at 6609 Torresdale avenue second floor unit.		

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VIOLATIONS

PHILA. CODE § PM15-506.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.		
CONDITION IN VIOLATION The third-floor attic bedroom has a pipe that traverses the room. The pipe has a rectangular patch that is being held in place by a clamp. The pipe has stains from leaks. Please fix the pipe in the Attic third floor bedroom.		
LOCATION third floor attic bedroom.		

PHILA. CODE § F-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.		
CONDITION IN VIOLATION The second-floor unit had several duplex outlets in the in the front and rear bedrooms and kitchen which had burn marks on the receptacles. There were also some outlets which had no power at all when the tested was plugged into it. There were extension cords being used to power portable heaters and the refrigerator and other appliances in the kitchen. Some of the extension cords were daisy chained to others or into outlet multipliers. Please have licensed electrical contractor troubleshoot the electrical system and make all need repairs to restore electrical service to the second-floor unit. Replace all damaged outlets, remove extensions cords and provide written documentation of findings and repairs conducted.		
LOCATION Second floor unit at the property at 6609 Torresdale avenue.		

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VIOLATIONS

PHILA. CODE § F-1103.8.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Existing Group R occupancies and dwellings shall be provided with single-station smoke alarms. Where installation is required to meet the requirements of this section, the smoke alarms shall be installed in accordance with Section 907.2.10, except as permitted in this section.		
CONDITION IN VIOLATION The first-floor level smoke alarm that is in the stairs to the to the second floor unit failed to function when tested. The second-floor unit lacks a smoke alarm. There was a wall mounting bracket for a smoke alarm. The bracket is next to a missing Co alarm bracket. None of the bedrooms had smoke alarms either. Please install a smoke alarm or Combo smoke/ Co alarm on the stairs and the second-floor unit hallway and bedrooms.		
LOCATION second floor unit hallway.		
PHILA. CODE § F-1103.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Carbon monoxide alarms shall be installed in existing dwelling units or sleeping units in accordance with Sections F-1103.9.1 through F-1103.9.3 where any of the conditions in Sections 915.1.2 through 915.1.6 exist. A carbon monoxide detection system installed in accordance with Section 915.5 shall be an acceptable alternative to carbon monoxide alarms.		
CONDITION IN VIOLATION The second-floor unit lacks a Co alarm. There was a wall mounting bracket for a rectangular Co alarm. The bracket is next to a missing smoke alarm bracket. Please install a Co alarm or Combo smoke/ Co alarm on the second-floor unit hallway.		
LOCATION second floor unit hallway.		

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VIOLATIONS

PHILA. CODE § 9-3902 (1)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
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 Property has two units currently being rented out to tenants without a valid rental license. I checked Atlas and Eclipse and found an inactive rental license # 252974 for two units with an expired date of 2/28/2018 and a inactive date of 4/29/2018. Please acquire a valid rental license for the two units on the property.		
LOCATION Property at 6609 Torresdale avenue		

PHILA. CODE § PM15-305.1(e)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.		
CONDITION IN VIOLATION The stair walls had larges cracks that that ran down the length of the stair walls on both sides. Please fix the stair walls on both sides.		
LOCATION Second floor unit interior stairs.		

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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. 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 03/23/2026.

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, 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: Fernando Diotti Fernando.Diotti@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

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

ATTENTION: Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686