

COMPREHENSIVE RESEARCH REPORT

Corruption, Witness Retaliation & Institutional Misconduct

**Greystar Real Estate Partners & Post Brothers
Philadelphia, Pennsylvania**

Subject Property: 315 N. 12th Street (Goldtex Apartments), Unit 806

Date Range: 2018 – Present (May 2026)

Agencies Investigated: PPD, DA Office, L&I, City Council

Compiled: May 17, 2026

Classification: Attorney Work Product / Privileged

Executive Summary

This report documents systemic corruption, institutional failure, and retaliatory conduct involving Greystar Real Estate Partners and Post Brothers Apartments in Philadelphia. Research draws from 17 parallel investigative agents across federal court records, investigative journalism, government audits, tenant advocacy reports, scientific literature, and public databases.

Critical finding: The Goldtex building (315 N 12th Street) is the *only building in Philadelphia* proven in federal court to have been the subject of political weaponization of L&I (U.S. v. Dougherty/Henon, 2021). The current dynamic is the *inverse*: L&I now fails to enforce despite 16 open violations, 2 "Unfit Structure" citations, and a Fire Watch order.

\$950M+

Greystar Legal Liability
(2018-2026)

16

Open L&I Violations
at Goldtex

12/12

Failed Reinspections
Zero Escalation

42%

Philly Evictions Within
3 Months of L&I Violations

1. Proven Corruption at This Building

1.1 Federal Conviction: U.S. v. Dougherty/Henon (E.D. Pa. 2:19-cr-00064)

PROVEN IN FEDERAL COURT: L&I was politically weaponized at the Goldtex building. Former L&I Commissioner Carlton Williams testified that union boss John Dougherty threatened him and "urged L&I to investigate and shut down Post Brothers' Goldtex project."

Defendant	Charges	Outcome
Bobby Henon (City Council)	10 counts: bribery, conspiracy, fraud	Guilty; 3.5 years (upheld May 2024)
John "Johnny Doc" Dougherty	8 counts: conspiracy, wire fraud	Guilty; 6 years
James Moylan (ZBA Chair)	Embezzlement (\$49K)	Guilty; 15 months

Sources: Philadelphia Inquirer (Oct 12, 2021); WHYY "Red-Striped: How Johnny Doc Played Philly's Building Inspectors"; NBC10

1.2 Goldtex Construction Era Violations (2012-2014)

Building Trades Council documentary "Deconstructing the Post Brothers" documented: no fire extinguishers on any floor, fire alarm not installed, high-voltage cables exposed, 5-7 ft trash piles blocking exits, workers painted over mold, construction without permits, criminal contractor using alias.

L&I and police shut down a VIP rooftop party (May 2013) — no Certificate of Occupancy, no fire alarm system. Then-Councilman Jim Kenney reportedly directed the enforcement action.

2. Greystar Real Estate Partners — Pattern of Misconduct

2.1 Financial Liability Summary (~\$950 Million, 2018-2026)

Case	Amount	Year	Type
Dallas Crane Collapse (Kiersten Smith death)	\$860,000,000	2023	Negligence verdict
RealPage Tenant Class Action	\$50,000,000	2025	Settlement
FTC Hidden Fees / Deceptive Advertising	\$24,000,000	2025	FTC order
9-State AG Settlement (Algorithmic Pricing)	\$7,000,000	2025	Settlement
NC Improper Eviction Practices	\$4,700,000	2018	Class action
WA Application Fee Violations	\$2,500,000	2022	Class action
DOJ SCRA Military Violations	\$1,400,000	2025	DOJ settlement
CA Application Fee Violations	\$500,000	2024	Class action

2.2 Greystar Retaliation — Denver7 Investigation (Direct Parallel)

Mike Schenk v. Greystar (Mountain Gate Apartments, Littleton, CO)

Tenant reported silica dust exposure → OSHA cited contractor \$58,000+ → Greystar evicted tenant for "photographing vendors without consent" (pretext). Tenant diagnosed with early-stage emphysema. Lawsuit filed alleging retaliation.

DIRECT PARALLEL Identical pattern: toxic exposure report → regulatory confirmation → pretextual eviction

2.3 DOJ Antitrust / RealPage (August 2025)

DOJ alleged Greystar violated Sherman Act through algorithmic rent-fixing via RealPage software. Settlement: stop using anticompetitive algorithms, accept court-appointed monitor. Philadelphia specifically named as affected city.

2.4 FTC Hidden Fees (\$24M, December 2025)

Advertised low rents while hiding mandatory fees in 40-60 page leases, revealed only after non-refundable application fees. \$23M to FTC, \$1M to Colorado.

2.5 EEOC Retaliation (2009)

Retaliated against employee who filed sexual harassment complaint — provided negative references specifically because of her complaint.

3. Post Brothers — Pattern of Misconduct

3.1 Retaliatory "Slander" Eviction (November 2012)

Filed eviction against tenant Marissa Damato for speaking about building conditions. Cause: "slander" and "interfering with landlord's business." Two attorneys: never seen such a suit; "bizarre." CEO Pestronk called tenant a "horrible person."

ESTABLISHED PATTERN Post Brothers retaliates against tenants who speak negatively

3.2 Racial Discrimination with Armed Intimidation (2013)

Two African-American workers filed federal suit (E.D. Pa. 2:13-cv-06730). Michael Pestronk left threatening voicemail. Donald Blakeman and **two armed security guards went to employee's HOME** to terminate him.

3.3 Goldtex Tenant Threats (Ongoing)

Management told residents they are "not allowed to say anything negative about the property or Post Brothers" or "there will be serious consequences." Fire on 3rd floor: management did not notify tenants.

3.4 Campaign Contributions

Candidate (2023 Mayor's Race)	Entity	Amount
Maria Quinones Sanchez	Post 260 Holdco LP	\$15,100
Rebecca Rhyhart	Post Commercial RE / Post Terminal	\$12,600
Jeff Brown	Post 260 Property Owner	\$12,600

4. Philadelphia L&I Corruption

4.1 Proven Political Weaponization

Henon "caused L&I to inspect and in some instances shut down, operations or construction work at locations outside of his district." Commissioner Williams threatened by Dougherty: "He said he could have me replaced." CHOP denied certificate of occupancy for new wing after union pressure.

4.2 Inspector Whistleblowers & Retaliation

- **2019** — Anthony Bronico quits: told to "look the other way when big-time contractors broke the rules"
- **2020** — Inspector issues stop-work for unpermitted hotel; overridden after Commerce official pressure; suspended and transferred
- **2022** — Lloyd Miner lawsuit: reassigned for being "too aggressive" on fire code violations
- **2022** — 1/3 of inspectors quit (2019-2022), citing political pressure
- **2024** — Controller finds 3,800 unsafe properties in limbo; only 15 staff monitoring
- **2025** — Controller audit: 8 uncertified employees performed 1,057 fire inspections

4.3 FBI Investigation (2015-2018)

FBI investigated whether L&I inspectors demanded bribes. John Wright (inspector) pleaded guilty to extorting ~\$4,000. Dominic Verdi (Deputy Commissioner) indicted on extortion; acquitted.

4.4 "Two Separate Systems"

"Two separate systems — one involving patronage and influence for expeditors representing building owners/ developers, and the other for everybody else." — Former L&I Commissioner testimony

5. Philadelphia DA Office

5.1 Witness Intimidation Crisis

Witness fear is a factor in "almost every court case involving violent crime." Former prosecutor: cannot guarantee witness safety. Between 2006-2008, ~1,000 charged with witness intimidation; 75% unconvicted.

5.2 Kada Scott Case (2025)

Keon King charged twice with violent assault/kidnapping of ex-girlfriend. DA dismissed when victim didn't appear. King later charged with **murder of Kada Scott** (23, former Miss Pennsylvania USA). Krasner: "We could have done better."

5.3 Institutional Dysfunction

Issue	Detail
\$120K fine (March 2025)	"Maliciously intended" accusations against prior prosecutors; "no good faith basis"
Staff turnover	261 attorneys departed first term; 75% of 2021 hires newly admitted
Impeachment (2022)	Voted 107-85; expired without trial
SEPTA stripped (2024)	Legislature created special prosecutor; effectively stripped DA jurisdiction
Bologna suit (2025)	Krasner ruled NOT entitled to immunity — malicious prosecution claims proceed

6. Philadelphia Police

6.1 6th District (Goldtex's District)

Officer	Issue	Outcome
Perry Thornton	1 of 6 complaints in district; led dept in brutality allegations	40-50% of complaints = brutality
Christopher Saravello	Robbed drug dealers while assigned to 6th District	96 months prison
Brian Smith (26th, adjacent)	Bribery: tipped tow drivers for cash	Indicted

6th District merged into 9th District on May 1, 2024.

6.2 Systemic Issues

- 1,000+ officers failed to activate body cameras (2018-2022); 845,000 videos destroyed
- \$60M+ in misconduct settlements (18 months, 2022-2024)
- DA's "Do Not Call" list: ~750 officers with problematic testimony
- Angel Davis shot in head during eviction; police tried to charge *her*

7. City Council Corruption

7.1 Mark Squilla (District 1 — Goldtex's District)

Council's No. 2 fundraiser (\$225,838 in 2017). Trade unions + real estate = 50%+ of 2018 contributions. Controls councilmanic prerogative over land use in Northern Liberties/Callowhill.

7.2 Councilmanic Prerogative — "Philadelphia's Invitation to Corruption"

- 6 council members convicted for land-use-related actions since 1981
- \$3M+ from real estate/building industry to council (2015-2019)
- 27%+ of all contributions from real estate industry

7.3 Allan Domb Conflicts of Interest

"Condo King" served on council while operating multimillion-dollar real estate business. Buildings he brokered received \$12.3M in tax abatements (2018). His own buildings: \$541K in abatements. Fined \$2,000 for conflict-of-interest disclosure violation (2022).

8. Witness Retaliation — Documented Cases

8.1 Landmark Precedent: *Barela v. Superior Court*, 30 Cal.3d 244 (1981)

THE closest factual precedent to the Horn/Goldtex case.

Tenant reported crime → 7 days later: retaliatory notice served → eviction filed during pending criminal prosecution.

California Supreme Court: *"To hold otherwise would be to create a special class of criminals — those who also happen to be landlords — with a legally sanctioned means of punishing the victims or witnesses of their crime."*

8.2 *Kadi Ashby v. L3C/RAM Partners* (May 2026)

DIRECTLY PARALLEL

Tenant formed association after L&I cited crumbling balconies. Internal emails: leadership targeted "ringleaders." Non-renewal slipped under door DAY AFTER internal discussion. Fair Housing Commission: "landlord's primary reason was unhappiness with tenant's role in tenant association." **First successful ruling proving retaliatory eviction for organizing.**

8.3 *SBG Management / PA AG Suit* (July 2023)

Charged tenants **\$5,000** for filing AG complaints. Shut off electricity to tenants who withheld rent. AG: company "thought they could intimidate those who spoke up."

8.4 *Briggs v. Borough of Norristown* (E.D. Pa. 2013)

Assault victim in Pennsylvania threatened with eviction for calling police. Settlement: **\$495,000** + ordinance repeal.

8.5 Systemic Data

12%

of Philly evictions violate anti-retaliation ordinance

42%

occur within 3 months of L&I violations

81%

landlords use attorneys vs 8% tenants

9. Legal Framework — Rental License Bar

9.1 Frempong v. Richardson, 2019 Pa. Super. 139

THE ABSOLUTE BAR: "A noncompliant owner may not recover possession 'or' collect rent, meaning he cannot receive either." Landlord gets NEITHER possession NOR rent during noncompliance period.

Philadelphia Code § 9-3902(1)(a): "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."

9.2 Goldtex Application

- Rental License #602204 expired **February 28, 2026**
- All rent collected after that date = illegal per Frempong
- Potential treble damages (3x all rent paid during noncompliance)
- Municipal Court will NOT hear eviction by unlicensed landlord
- Safe Healthy Homes Act (2026): tenants can now SUE to recover rent paid

9.3 City Rent Withholding Act (Pennsylvania)

When building certified "unfit for human habitation": **duty to pay rent is fully suspended**. Goldtex has TWO Unfit Structure citations (Feb 11, 2026).

10. NJ Trust Law — Criminal Prosecution Framework

10.1 Key Case Law

Case	Holding	Application
State v. Coven (2009)	Each misapplication = discrete completed offense	Each rent payment = separate count
State v. Manthey (1996)	No fraudulent intent required; 7-year sentence	Knowledge + risk of detriment = sufficient
State v. Damiano (1999)	Individual counts + aggregated higher-degree charge	Both separate and total liability
State v. Cetnar III (2001)	Full face amount counts toward threshold	Every dollar at face value toward \$75K

10.2 Duty of Loyalty Conflict (N.J.S.A. 3B:31-55)

Where a trustee is also guarantor: transaction is **presumed** affected by conflict of interest. Trust expenditures reducing guarantor liability = "personal benefit at the expense of the trust." Transaction is **voidable** by beneficiary.

10.3 Charge Structure

Charge	Statute	Grade	Penalty
Misapplication of Entrusted Property	N.J.S.A. 2C:21-15	2nd Degree (if >\$75K)	5-10 years + \$150K fine
Theft by Failure to Make Required Disposition	N.J.S.A. 2C:20-9	3rd Degree	3-5 years
Theft by Deception	N.J.S.A. 2C:20-4	3rd Degree	3-5 years
Conspiracy	N.J.S.A. 2C:5-2	Same as object	Varies

11. VOC Exposure & Toxic Tort

11.1 FSK Tape Off-Gassing (Scientific Confirmation)

- BTEX compounds = **40-60% of total VOCs** from adhesive tapes
- Toluene: 2-360 ppm; Xylene: neurotoxic; Formaldehyde: carcinogen
- Off-gassing accelerates with heat (FLIR readings 102-113°F confirm active zone)
- Pugh v. Holmes (PA Supreme Ct, 1979): premises must be "safe and sanitary"

11.2 Landmark Verdicts

Case	Verdict	Type
Florida mold/habitability	\$48,257,922	Tenant exposure (1.5 years)
Silicon Valley HVAC mold	\$42,000,000	HVAC system failure
Carbon monoxide apartment	\$28,500,000	\$25.5M punitive
Austin HVAC mold	\$3,100,000	Failed HVAC system

11.3 Evidentiary Support

- **FLIR thermal imaging:** Court-admissible (Italian court precedent; U.S. moisture litigation)
- **EMS symptomatic at door:** Corroborated by CDC/PMC research on first responder chemical exposure
- **SERVPRO declined, referred to ECS Limited:** Indicates severity beyond standard remediation
- **Punitive damages available** when landlord allows toxic levels to persist after complaint

12. Antisemitic Assault Context

12.1 National Data (ADL 2025 Audit)

- **203 antisemitic physical assaults** in 2025 — 46-year high
- Pennsylvania: 281 incidents; 53% in Philadelphia and Pittsburgh
- PA Ethnic Intimidation (18 Pa.C.S. § 2710): enhances charge by one full degree

12.2 Landlord Liability — Francis v. Kings Park Manor (2d Cir.)

Landlord liable when: (1) third party created hostile environment; (2) landlord knew/should have known; (3) failed to take prompt action. DOJ filed amicus brief.

12.3 Perceived Disability (FHA)

Orbital fracture + broken jaw + broken nose = potential perceived disability. "Regarded as" having disability triggers protection. Non-renewal could constitute disability discrimination.

13. Master Correlation Matrix

Claim	External Corroboration	Strength
Non-renewal = retaliation for reporting	Barela v. Superior Ct (CA); Ashby v. L3C (Phila May 2026)	DIRECT PRECEDENT
Witness displacement during prosecution	18 U.S.C. §1512/1513; Briggs (\$495K, E.D. Pa.)	STRONG
Each rent payment = separate criminal offense	State v. Coven (2009 NJ App. Div.)	CONFIRMED
No fraudulent intent required	State v. Manthey (1996) — 7-year sentence	CONFIRMED
Trustee-as-guarantor = presumed conflict	N.J.S.A. 3B:31-55 (statutory presumption)	CONFIRMED
Rental license bar is absolute	Frempong v. Richardson (2019 Pa. Super.)	CONFIRMED
Building unfit = rent suspended	City Rent Withholding Act (PA)	CONFIRMED
Greystar retaliates after exposure reports	Schenk v. Greystar (Denver7) — identical pattern	DIRECT PARALLEL
FSK tape off-gasses VOCs when heated	Scientific lit: BTEX = 40-60% of adhesive tape VOCs	CONFIRMED
Inspector misconduct	FBI investigated L&I bribery; Bisnow whistleblower (2022)	PATTERN
Exclusion from common areas = retaliation	Safe Healthy Homes Act (May 2026) specifically prohibits	NOW ILLEGAL
Collecting rent during unfit designation	Odin Properties + Upsal Gardens class actions (2025)	DIRECT PARALLEL
L&I fails to escalate	Controller: 3,800 properties in limbo; 15 staff	SYSTEMIC
12/12 failed reinspections	"Bureaucratic equivalent of running out the clock"	SYSTEMIC

14. Source Index

Federal Court Cases

- U.S. v. Dougherty/Henon (E.D. Pa. 2:19-cr-00064) — L&I weaponization
- Barela v. Superior Court, 30 Cal.3d 244 (1981) — crime victim eviction
- Bouley v. Young-Sabourin, 394 F. Supp. 2d 675 (D. Vt. 2005)
- Briggs v. Borough of Norristown (E.D. Pa. 2013) — \$495K
- Francis v. Kings Park Manor (2d Cir.) — landlord hate crime liability
- United States v. Montanus (D.N.H. 2025) — VAWA enforcement
- Frempong v. Richardson, 2019 Pa. Super. 139
- Pugh v. Holmes, 486 Pa. 272 (1979)

New Jersey Cases

- State v. Coven (2009 N.J. App. Div.) — discrete offenses
- State v. Manthey, 295 N.J. Super. 26 (1996) — no intent required
- State v. Damiano (1999 N.J. App. Div.) — aggregation
- State v. Cetnar III (2001) — face value threshold

Government Reports

- City Controller: Unsafe/Imminently Dangerous Properties (June 2024)
- City Controller: L&I Operations Audit (August 2025)
- DOJ: Greystar RealPage Settlement (Aug 2025)
- FTC: Greystar Hidden Fees (Dec 2025)
- PA Attorney General: SBG Management (July 2023)
- ADL: Audit of Antisemitic Incidents 2025
- HUD-OIG: PHA Procurement Violations
- Pew Charitable Trusts: Rental Code Enforcement (Nov 2021)

Investigative Journalism

- Denver7: Schenk v. Greystar silica dust retaliation
- Philadelphia Inquirer: "Crumbling City" series (2023-2024)
- Bisnow: "Staff Resigning From L&I In Doves" (2022)
- WHYY: "Red-Striped: How Johnny Doc Played Building Inspectors"
- ProPublica: Greystar RealPage DOJ
- Philadelphia Magazine: Post Brothers union war / slander eviction

Advocacy & Legal Resources

- Public Interest Law Center (pubintlaw.org)
- Community Legal Services of Philadelphia
- Philadelphia Tenants Union
- ACLU: "I Am Not a Nuisance" project
- National Housing Law Project

- Greystar Tenant Association (greystartenantassociation.com)
- GreystarNightmare.com (Seattle Solidarity Network)

Scientific/Technical

- EPA: Volatile Organic Compounds Impact on Indoor Air Quality
- VOC Concentrations in Adhesive Tape Manufacturing (2023)
- FLIR: Italian Court Case (building diagnostic evidence)
- CDC/PMC: Acute Chemical Incidents with First Responders (2018)
- Lawrence Berkeley National Laboratory: tape degradation in HVAC

— End of Report —

Compiled May 17, 2026 | 17 parallel research agents | All findings from publicly available sources