

CITY OF PHILADELPHIA
FAIR HOUSING COMMISSION
601 Walnut Street, 3rd Floor South, Suite 300
Philadelphia, PA 19106

JUSTIN HORN
Tenant

v.

FHC DOCKET: 2026-06-02-23769

POST GOLDTEX, LP
Landlord

COMPLAINT

This is my complaint of UNFAIR RENTAL PRACTICE pursuant to Section 9- 800 et. sec. of the Philadelphia Code:

1. Since November 2, 2023, I have rented an apartment at 315 N. 12th Street, Apt. 806, Philadelphia, PA 19107, where I still reside.
2. The landlord for this property is Post Goldtex, LP with addresses at 315 N. 12th Street, Philadelphia, PA 19107 and 161 Washington Street, Suite 800, Conshohocken, PA 19428.
3. I have a written lease agreement for the property.
4. As of this filing, my lease has a 5-month term.
5. The monthly rent is \$1,985, due on the 1st of the month.
6. Upon moving into the property, I paid Landlord \$1,985, for first month's rent, and \$1,000 in security deposit.
7. As of the filing of this Complaint, Landlord is holding \$1,000 in security deposit.
8. I last paid rent to Landlord in June 2026 for June 2026.
9. As of this filing, Landlord does not have a rental license as required by Section 9- 3902 of the Philadelphia Code.
10. Landlord did provide me with a Certificate of Rental Suitability and the "City of Philadelphia Partners for Good Housing Handbook" (the "Good Housing Handbook") as required by Section 9-3903 of the Philadelphia Code.
11. Landlord did provide me with a Lead-Safe Certificate required by Chapter 6-800 of the Philadelphia Code.


12. The unfair rental practice is as follows:
 - A. Since October 2025, I have reported repairs needed in the property to Landlord including, electrical issues, non-working central HVAC, and chemicals and toxic fumes emitting from portable AC unit.
 - B. On February 12, 2026, the City of Philadelphia Department of Licenses and Inspections (“L&I”) inspected the property and issued L&I report CF-2026-012633 and CF-2026-012614 citing code violations on the property.
 - C. On April 13, 2026, I received a Notice of Non-Renewal from Landlord requiring me to vacate the property by June 15, 2026.
 - D. Landlord’s Notice did not include a “good cause reason” for terminating my lease.
 - E. On April 27, 2026, the City of Philadelphia Department of Licenses and Inspections (“L&I”) inspected the property and issued L&I report CF-2026-041843 citing code violations on the property.
 - F. On May 4, 2026, I received a Notice to Quit from Landlord requiring me to vacate the property by June 15, 2026.
 - G. Landlord’s “good cause reason” for terminating my lease was numerous lease violations.
 - H. On May 27, 2026, L&I marked the code violations cited in L&I report CF-2026-012633 complied.
 - I. As of my filing, the code violations cited in L&I report CF-2026-012614 and CF-2026-041843 remain open.
13. Landlord violated Section 9-804(1) of the Philadelphia Code by issuing the April 13, 2026, Notice of Non-Renewal and May 4, 2026, Notice to Quit while L&I open code violations existed on the property.
14. Landlord retaliated against me by issuing the April 13, 2026, Notice of Non-Renewal and May 4, 2026, Notice to Quit after I exercised my right to report repairs and report the property to L&I under Section 9-804(2) of the Philadelphia Code.
15. Pursuant to Section 9-804 (12)(d) of the Philadelphia Code, I have the right to challenge the “good cause reason” cited in the Notice to Quit dated May 4, 2026, issued by Landlord.
16. As Landlord does not have a rental license for the property, Landlord may not seek possession of the property or collect rent pursuant to Section 9-3901 of the Philadelphia Code.

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I declare under penalty of perjury that all the information that I have provided in this complaint is true, correct, and complete to the best of my knowledge. I acknowledge that false statements on this complaint are punishable by state law, 18 Pa. C.S. § 4904 (unsworn falsification to authority).

6-2-26

Date


Justin Horn (Jun 29, 2026 16:37:42 EDT)

JUSTIN HORN