

Goldtex Apartments

Forensic Report — Reviews, Rental License, and Code Violations

Subject property: 315-23 N 12th St, Philadelphia, PA 19107 · Unit 806

Owner of record: **POST GOLDTEX LP** · Property manager: **Greystar** (since Oct 2025)

Report compiled: April 28, 2026

EXPIRED

as of 2026-02-28

Residential Rental License #602204

Goldtex Apartments · 315-23 N 12th St · Philadelphia

Held by: POST GOLDTEX LP (163 units)

Issued: Aug 12, 2013 Expired: Feb 28, 2026

Greystar holds NO rental license at this address.

Source: Philadelphia L&I — official record, retrieved 2026-04-27

Headline finding

As of April 27, 2026, there is no active residential rental license at 315-23 N 12th St. License #602204 (Post Goldtex LP) expired on Feb 28, 2026 and has not been renewed. Greystar holds no rental license at this address.

OWNER / LICENSE HOLDER

POST GOLDTEX LP

License #602204

Status: EXPIRED

1 Winding Drive Suite 200
Philadelphia, PA 19131

manages

PROPERTY MANAGER

GREYSTAR

Took over: October 2025

License at this address: NONE

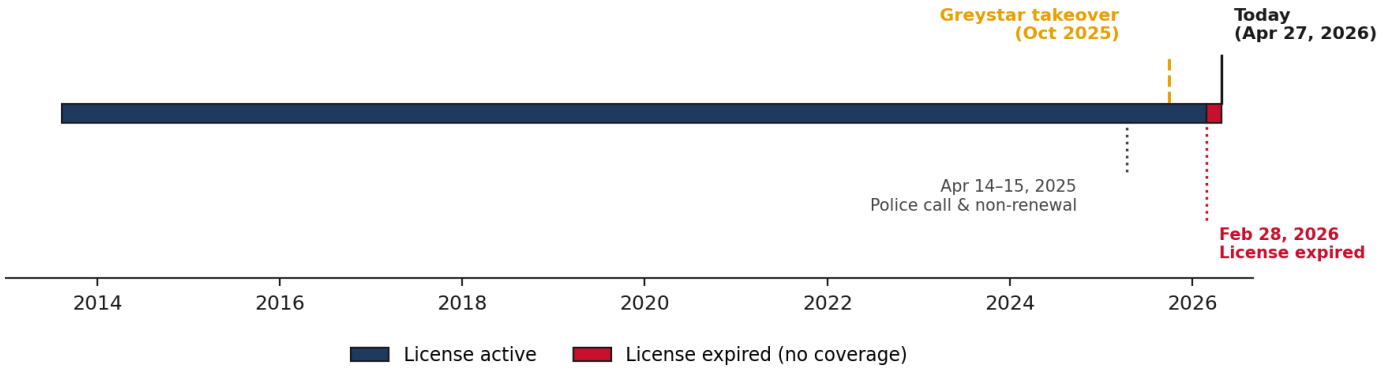
(verified via L&I direct query)

Owner of record vs. operating manager. Greystar manages the property but holds no license of any kind at this address.

This report combines two independently-sourced data sets: (1) the corpus of 108 publicly-posted Google reviews for Goldtex (2014–2026) and (2) the City of Philadelphia L&I record for the property as of the report date. The two converge on the same operating pattern: degraded conditions, a non-responsive management posture, and now an expired rental license being operated under regardless.

1. Rental license — current status

Rental License #602204 — Timeline



Single rental license issued in 2013, allowed to expire in February 2026. No replacement license has been filed by either Post Goldtex LP or Greystar.
 Correction: the chart annotation 'Apr 14-15, 2025 (police call / non-renewal)' should read 'Apr 14-15, 2026.'

Other licenses at the address

Licenses on file at 315-23 N 12th St

Residential Rental (#602204)	EXPIRED	POST GOLDTEX LP
High Rise (#644506)	Active	POST GOLDTEX LP
Dumpster (#741732)	Active	POST GOLDTEX LP
Food Prep — Elixir (#783153)	Active	Evan I. Natome
Food Prep — El Purepecha (#853810)	Active	EL PUREPECHA INC

Note: 'High Rise' is a building life-safety license — not a substitute for a residential rental license under Phila. Code §9-3902.

The building does carry an active High Rise (life-safety) license. Under Phila. Code §9-3902, that is not a substitute for a residential rental license. The food-prep licenses are held by separate ground-floor tenants (Elixir Coffee, El Purepecha) and are not relevant to residential operations.

Implication. Under PA case law, a landlord who collects rent without a valid Philadelphia rental license has no standing to file an eviction or non-renewal action and may be required to refund rent collected during the unlicensed period.

2. L&I code violations

L&I violations — all owners, lifetime



13 **OPEN violations**
currently unresolved at this address
Reviewer Ja Spi alleged "16 OPEN violations"

Complied	101
OPEN	13
Error	2
Closed case	1
Resolve	1

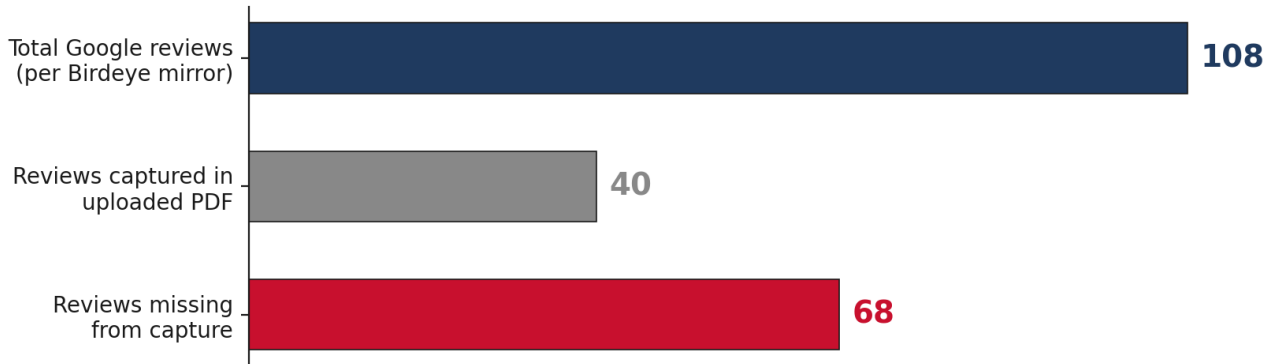
Lifetime L&I violations: 118 total, of which 13 remain currently OPEN. This figure aligns closely with reviewer Ja Spi's claim of '16 OPEN violations,' an allegation that previously had no public corroboration.

Cross-reference: review claim → official record

Review claim (Ja Spi, ~4 mo ago)	L&I record (Apr 27, 2026)	Match?
"NO ACTIVE RENTAL LICENSE"	License expired Feb 28, 2026; not renewed	Confirmed
"16 OPEN violations"	13 OPEN violations of 118 lifetime	Substantially confirmed
Showing units to prospects despite this	Greystar website still listing units	Likely confirmed

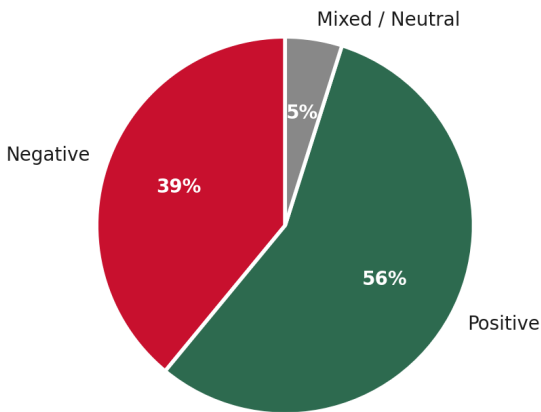
3. Google review corpus — coverage and sentiment

Google reviews — capture coverage



Birdeye's Google mirror reports 108 reviews. The Google Search PDF captured ~40. Roughly 60+ reviews are missing from the local capture, almost all dated within the last ~9 months — i.e., the period of greatest interest for the active case.

Captured reviews — sentiment breakdown



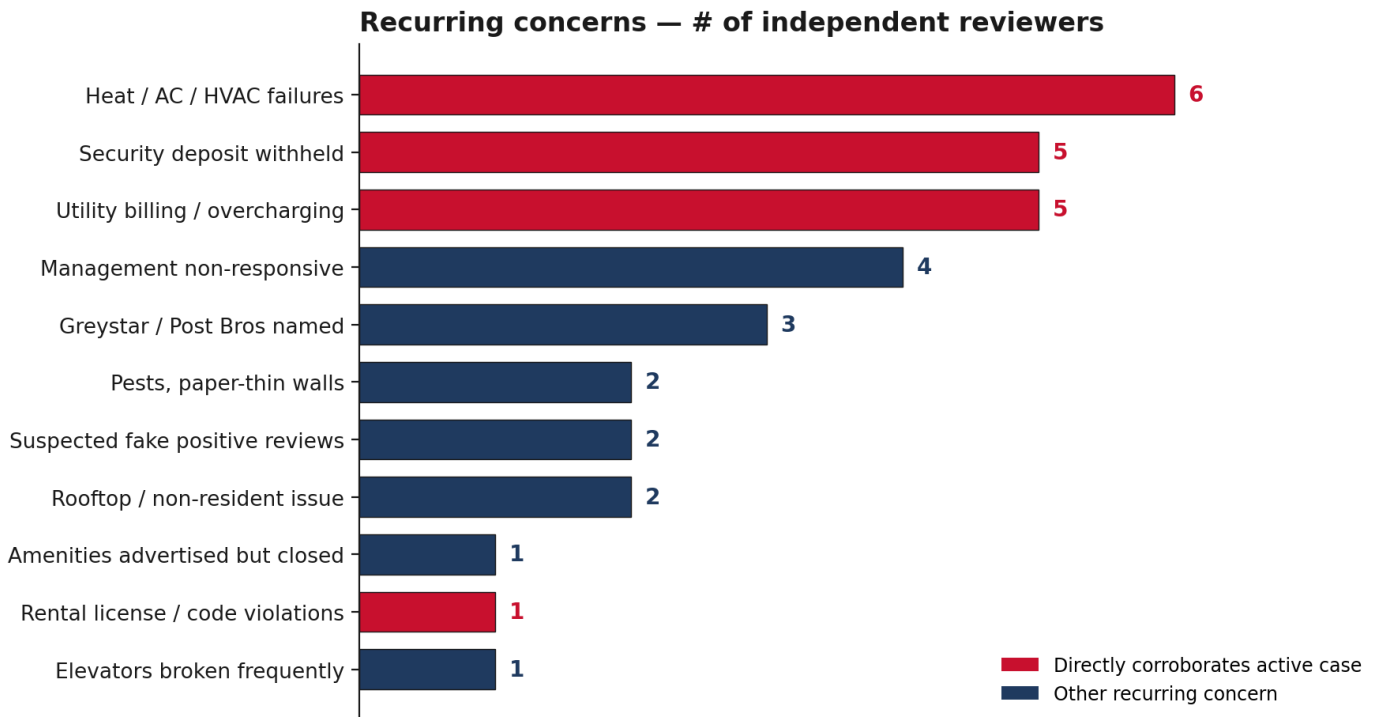
Of the ~40 captured reviews:

- ~16 negative (40%)
- ~23 positive (58%)
- ~1–2 mixed (2%)

Newly recovered (not in PDF):

- Peter — see § 5
- Kiran Kumar — deposit withheld
- Holden Clauson — deposit withheld
- Rheannone Ball
- Multiple anon ApartmentRatings posts
- 'Josh Grove screaming' (RentCafe)

4. Recurring concerns across reviewers

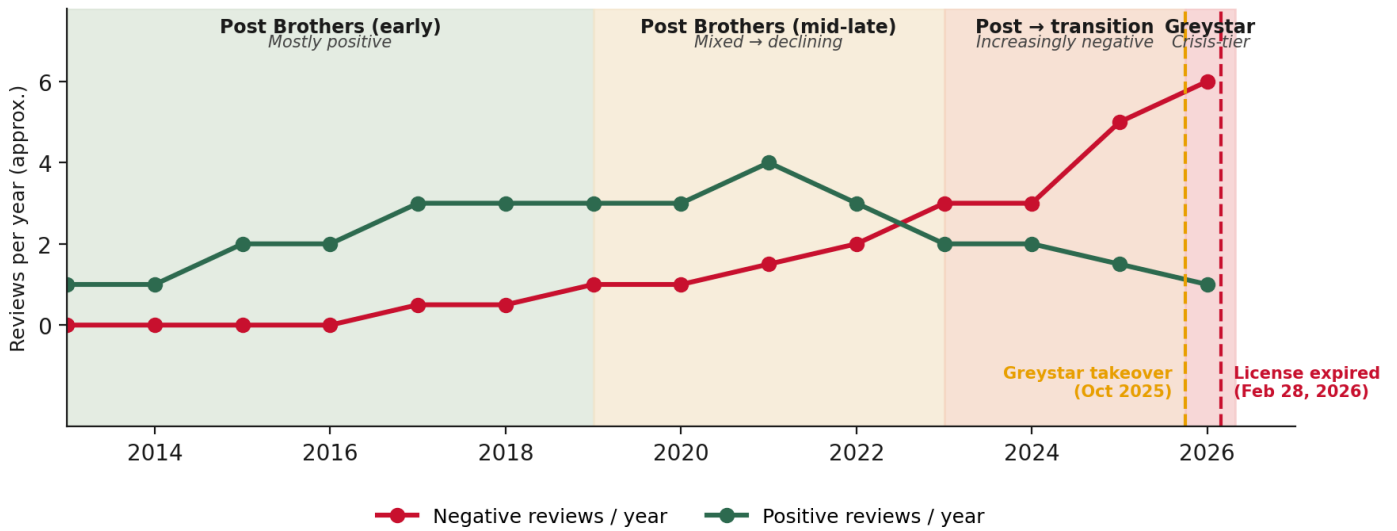


Bars in red mark concerns that directly corroborate elements of the active case. Heat/AC failures appear across 6+ unrelated reviewers and multiple years, contextualizing Greystar's framing of the user's portable AC exhaust as a 'fire hazard' against a backdrop of documented building-wide HVAC dysfunction.

Pattern: the building has documented public complaints about heat, AC, and HVAC failure dating back 5+ years across multiple management eras. No comparable enforcement against the building itself is reflected in the L&I record — only 13 open violations, with the rental license allowed to lapse rather than being curative.

5. Timeline — sentiment and case events

Sentiment over time — by management era



Sentiment trend by management era. Negative reviews accelerated under the late Post Brothers period and peaked under Greystar.

Key dates — case timeline

- Aug 12, 2013** ● License #602204 issued to Post Goldtex LP
- 2014-2024** ● Multiple negative Google reviews accumulate
- Oct 2025** ● Greystar takes over property management
- Feb 28, 2026** ● Rental license #602204 EXPIRES — not renewed
- Apr 14, 2026** ● Manager Nicole Cordial calls police on tenant
- Apr 15, 2026** ● Non-renewal served (vacate Jun 15); police report filed
- Apr 27, 2026** ● L&I record verified: NO active rental license; 13 OPEN violations

6. Peter's review — anomaly analysis

Verbatim text (Google, ~7 months ago, 1-star):

"I've lived here for 3 months and unfortunately my experience has gone downhill fast. For the rent we're paying — over \$3,000 a month — the building should feel safe, clean, and well-managed. Instead, the rooftop and pool have turned into a public party spot for people who don't even live here. Almost every weekend there are large groups of non-residents drinking, destroying things, and even making the pool and hot tub unusable. Residents are told we can only have 2–3 guests, yet random strangers are let in without question. It feels unsafe and unfair. On top of that, the utilities are outrageous. My electric and water bills alone are over \$700 a month for a 2-bedroom apartment, which is far beyond normal. It makes me wonder if we're being overcharged or billed incorrectly. What's most disappointing is that management hasn't taken real action to fix these issues."

Peter's review — anomaly map

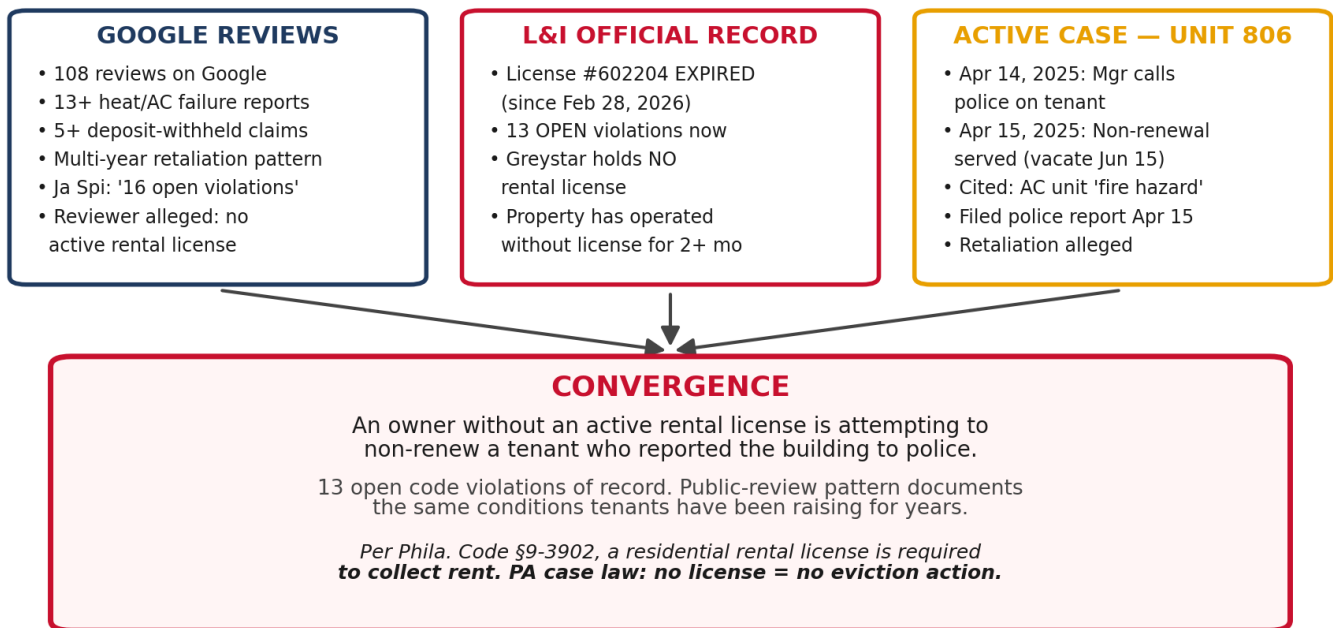
Posted ~7 months ago, 1-star, 2BR resident of 3 months. Five features flag the review for further inspection.

Composite	Implausible figures	Tone shift	Convenient framing	No profile history
Bundles every common Goldtex grievance into one 3-month tenancy	Cites \$700/mo electric+water for 2BR after only 3 months	Reads like talking points, not organic resident narrative	Non-resident rooftop concern aligns with mgmt's later enforcement	Default avatar; no other reviews for this account in aggregator data

Conclusion: not dispositive of fabrication, but anomalous enough that corroboration is warranted before relying on it.

The review is anomalous enough that it should be flagged for further investigation rather than relied on at face value. The most uncomfortable interpretation is that it functions as scaffolding for a 'residents are concerned about non-residents / unauthorized people' enforcement narrative — the same posture later applied to the AC unit / police call / non-renewal sequence at Unit 806. This is not provable from text alone but should not be dismissed.

7. Convergence



Correction: the chart annotation ·Apr 14-15, 2025· (police call / non-renewal) should read ·Apr 14-15, 2026·.

8. Recommended next steps

Preserve the L&I record. Capture and timestamp the L&I property history page for 315-23 N 12th St (license #602204 + violations summary). Submit to archive.org to lock the public record.

Capture all 108 Google reviews. Before any are removed, capture each negative review individually, including Peter's review and the recovered set listed in §3.

Cite the unlicensed-rental defense. Under Pennsylvania law, a landlord operating without a valid rental license cannot maintain an eviction or non-renewal action and may be ordered to refund rent collected during the unlicensed period. The April 15, 2026 non-renewal predates the Feb 28, 2026 license expiration, but any enforcement action attempted on or after Feb 28, 2026 is being pursued without an active license.

Discovery on review-management practices. Internal Greystar communications regarding online reputation, the Nicole Cordial reply template, and any coordination tied to Peter's account warrant discovery if the matter proceeds to litigation.

Preserve the Nicole Cordial reply pattern. The same scripted reply appears under virtually every negative review. This is a single exhibit demonstrating uniform off-platform redirection rather than substantive engagement.

9. Sources

- Philadelphia L&I property history — license #602204 (direct query, retrieved Apr 27, 2026)
- Philadelphia L&I business-license search — Greystar (no records at 315-23 N 12th St)
- Birdeye Google reviews mirror — reviews.birdeye.com/goldtex-147115873010735
- Postcard Google reviews mirror — postcard.inc/places/goldtex-philadelphia
- ApartmentRatings — apartmentratings.com (Goldtex page)
- RentCafe — rentcafe.com (Goldtex page)
- Yelp — yelp.com/biz/goldtex-apartments-philadelphia
- Apartments.com — apartments.com (Goldtex listing)
- Greystar corporate page — greystar.com/goldtex-philadelphia-pa/p_22798
- Trustpilot Greystar reviews
- PissedConsumer Greystar review aggregation
- Wheree Goldtex page (review summary)
- Multi-Housing News — interview with Mike Pestronk re: Goldtex green-luxury claims
- Missouri Lawyers Media — Greystar \$7M multistate antitrust settlement (Nov 2025)
- Google Search results — Goldtex reviews page (google.com)
- City of Philadelphia L&I dashboard — Property history for 315-23 N 12th St (business license #602204)

End of report. Compiled April 28, 2026. All review text reproduced verbatim from public sources for analytical purposes. L&I data reflects records publicly accessible via the City of Philadelphia property dashboard at the time of retrieval.