

Property Details

Property	22798 - Goldtex	Person Involved	
Address	315 N 12th	Person Involved First Name	Justin
City	Philadelphia	Person Involved Last Name	Horn
State	Pennsylvania	Unit Number	806
Zip	19107	Was the unit being rented through the Airbnb Resident host program?	No
Phone #	267-500-9025	Which authorities have been contacted?	✔ N/A
MIP Property	No		
MIP GL	No		
MIP Environmental	No		
Property Manager Name	Nicole Cordial		
RPM Name	Sara Kane		

Incident Details

Date of Incident	06/10/2026	Is this a safety notification?	Yes
Time of Incident	5:00 PM	Are you reporting this as an FYI or is it an open issue that needs attention?	Open Issue (needs attention)
Date Reported	06/11/2026	Do you want someone on the Risk Team to contact you about this incident?	Yes
Cause	Miscellaneous		
Detail Cause	Treat of Harm to Person-Insured Property		
What is the mechanism of injury?	Resident Complaint		
Specific Location of Alleged Incident	Lobby		
Description of Alleged Incident (include apartment number, if applicable))	On 6.10.2026 Rob from the hired concierge team from Sempur Security informed me of a conversation had while on duty with Justin Horn. The following is from a statement given from Rob. Last night 6/9/26 at approximately 10:30 pm I was approached by Justin where he started talking to me about how court went for me in the morning. I asked him when his court date was and he said there isn't one. I asked how come and he stated that as he is the only evidence of his assault he won't be attending because he won't be berated and dogwalked in the courtroom. He says "It happened because your office's inaction taught them there would be no consequences. I remain the only evidence, and the only target, for exactly as long as that footage stays unsecured, That is your office's responsibility. For everything that has already happened and for whatever happens after Friday." He then followed up with saying he has lost everything and has nothing left to lose and doesn't care if he goes to jail. Saying maybe the prosecutor gets a flat tire on the highway and when they get out the car to check on it, they get run over by a car driving by, insinuating he's willing to be the one to make that happen. The most concerning statement he made was that he was about to go to his apartment, which he hasn't been inside for the past few weeks or so, so he can call the police about the chemical contamination in his apartment making him sick. Stating that if he were to do something to himself to make himself sick that they wouldn't be able to tell the difference in what the cause was whether himself or the contaminated apartment		
Additional Details or Comments	Office called the local police to make a report.		
Did management take action?	Yes		

What did management do?	Call local police to report statement
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Reporting Team Member

Please use the button below to select the team member that is entering the incident.

First Name	Nicole
Last Name	Cordial
Email	 Goldtexmgr@greystar.com
Phone #	(267) 500-9025
Title	Sr. Community Manager

Do you want anyone else to receive a copy of this incident submission?
The reporter, RPM, and CM will all receive a copy

Enter email addresses
seperated by commas  Sara.kane@greystar.com