

## Thomas Klemm

---

**From:** Diana Lin  
**Sent:** Monday, February 29, 2016 4:58 PM  
**To:** Leron Ben; Shane Creamer  
**Cc:** Maya Nayak; Michael Cooke; Jordan Segall  
**Subject:** Creamer v. Ben, Matter No. 1510ET17  
**Attachments:** hearing docs.pdf

Parties,

Board of Ethics Hearing Officer Richard Glazer has considered Respondent's February 29, 2016 request to supplement his pre-hearing memorandum exhibit list to include the attached documents. Hearing Officer Glazer hereby grants Respondent's request to supplement his pre-hearing memorandum exhibit list to include the attached documents.

As a reminder, the hearing will begin at 10:30 am tomorrow (March 1, 2016).

Sincerely,  
Diana

**Diana J. Lin, Esq.**  
Associate General Counsel  
City of Philadelphia Board of Ethics  
[diana.lin@phila.gov](mailto:diana.lin@phila.gov)  
215.686.9450 (t)

---

**From:** Leron Ben [<mailto:rent2158332547@gmail.com>]  
**Sent:** Monday, February 29, 2016 12:17 PM  
**To:** Diana Lin; Shane Creamer  
**Subject:** Re: Creamer v. Ben, Matter No. 1510ET17

Attached the documents i would like to add at the hearing

On Mon, Feb 29, 2016 at 10:18 AM, Diana Lin <[Diana.Lin@phila.gov](mailto:Diana.Lin@phila.gov)> wrote:

Mr. Ben,

Please provide copies of the proposed exhibits that you would like to add so that Hearing Officer Glazer and the Executive Director can review them.

Sincerely,

Diana

Diana J. Lin, Esq.

Associate General Counsel

City of Philadelphia Board of Ethics

[diana.lin@phila.gov](mailto:diana.lin@phila.gov)

[215.686.9450](tel:215.686.9450) (t)

---

**From:** Michael Cooke  
**Sent:** Monday, February 29, 2016 9:58 AM  
**To:** Diana Lin  
**Cc:** Shane Creamer; Leron Ben; Jordan Segall; Maya Nayak  
**Subject:** RE: Creamer v. Ben, Matter No. 1510ET17

Diana,

We need to see copies of the proposed exhibits in order to assess whether or not we object to their addition at this late date.

Regards,

Michael J. Cooke, Esq.

Director of Enforcement

Board of Ethics

of the City of Philadelphia

1515 Arch St., 18th Floor

Philadelphia, PA 19102

[\(215\) 686-9459](tel:215.686.9459)

(f) [\(215\) 686-9453](tel:215-686-9453)

---

**From:** Shane Creamer  
**Sent:** Monday, February 29, 2016 9:52 AM  
**To:** Michael Cooke; Jordan Segall  
**Subject:** FW: Creamer v. Ben, Matter No. 1510ET17

---

**From:** Leron Ben [<mailto:rent2158332547@gmail.com>]  
**Sent:** Sunday, February 28, 2016 4:20 PM  
**To:** Diana Lin; Shane Creamer; Maya Nayak  
**Subject:** Re: Creamer v. Ben, Matter No. 1510ET17

I would like to know if i can add 3 more pages to my existing ones

1. two invoices was sent to tenants
2. a Facebook picture from Mr. Vincent facebook page (it's open to public to see)

Thank you

On Tue, Feb 23, 2016 at 3:08 PM, Diana Lin <[Diana.Lin@phila.gov](mailto:Diana.Lin@phila.gov)> wrote:

Please find attached correspondence related to Administrative Adjudication Matter #1510ET17.

Sincerely,

Diana

**Diana J. Lin, Esq.**

Associate General Counsel

City of Philadelphia Board of Ethics

One Parkway Building, 18th Floor

1515 Arch Street

Philadelphia, PA 19102

[diana.lin@phila.gov](mailto:diana.lin@phila.gov)

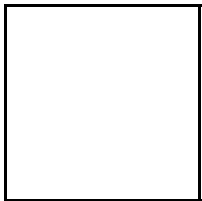
[215.686.9450](tel:215.686.9450) (t)

[215.686.9453](tel:215.686.9453) (f)

[www.phila.gov/ethicsboard](http://www.phila.gov/ethicsboard)

[www.twitter.com/PhillyEthicsBd](https://www.twitter.com/PhillyEthicsBd)

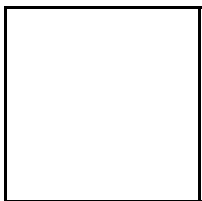
--



**Leron Ben**

[215-833-2547](tel:215-833-2547)

--



**Leron Ben**

215-833-2547

## **BUYIT LLC**

8001 Castor Ave. Suite 520  
Philadelphia, PA 19152

### **Late Rent Notice-Final Notice before Eviction**

**TO:** Tiffany Burrus

**Date:** November 6, 2014

Property Address: 34 N. Hirst St., Phila.PA 19139

Your rent has not been received as of the date of this notice.

As a result and according to your lease, a late charge has been added to your total balance.

Your current balance is **\$2616.43 THIS entire balance must be paid within five days.**

This is a serious matter and your urgent attention is required. Failure to act promptly may lead to eviction proceedings. If eviction is sought, you will be responsible for additional charges, such as court and attorney's fees, and your credit rating could be affected.

Previous Balance		\$ 6.00
July balance + late fee	\$350+\$57	\$407.00
August balance + late fee	\$450 +\$57	\$507.00
September rent + late fee	\$550 + \$57	\$607.00
October balance + late fee	\$250 + \$57	\$307.00
November balance + late fee	\$ 50 + \$57	\$107.00
<b>Total Unpaid Rent</b>		<b>\$1941.00</b>
<b>CVN</b>		<b>\$ 100.00</b>

**Water bill** **\$575.43**

You may prevent us, the landlord, from starting a lawsuit against you for eviction by paying all of the rent claimed above within five days (5). All payments should be made directly to BUYIT LLC at the above address. If you do not pay the amount claimed owed, we will start an eviction lawsuit against you in the Philadelphia Municipal Court.

ATTENTION: This notice does NOT mean that a lawsuit has been started against you in the Philadelphia Municipal Court. No Court has made any decision about our (landlord's) claims against you for unpaid rent.

THIS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

## **BUYIT LLC**

8001 Castor Ave. Suite 520  
Philadelphia, PA 19152

ELISRA LLC

1807 Widener Place # OFFICE  
Philadelphia PA19141

# Invoice

Date	Invoice #
5/13/2015	116

Bill To
Ebony Stanard 1820 sulis Street Philadelphia, PA 1941

**PAID**  
**06/05/2015**

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	CODE VIOLATION      cvn#41689104	75.00	75.00
		<b>Total</b>	\$75.00

NAME LLC

8001 Castor Ave. Suite 186  
PA 19152

# Invoice

Date	Invoice #
3/24/2014	35

Bill To
Ronald Durant-Parker 1614 Rowan Street Philadelphia, PA 19135

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	April Rent	750.00	750.00
	CVN# 35880843 1/27/14	50.00	50.00
	CVN# 35881392 2/5/14	50.00	50.00
	CVN# 35841256 2/12/14	50.00	50.00
		<b>Total</b>	\$900.00



eTIMS® S W E E P :: General Processing

Home | Help | Log Out eTIMS Subsystems 

TICKET MANAGEMENT

CUSTOMER DETAIL

FEE HISTORY

SEARCH

DISPOSITION: **CONFIRMATION**BUYIT LLC  
7838 MONTGOMERY AVE

ELKINS PARK, PA 19027-2609

Address Source: REGISTRY

CVN Type: MOVE  
Owner Street Code: 2570000637Hearing Officer: DC  
Hearing Date: 12/20/2012  
Hearing Time: 01:30PM  
Case #: 30955794Total Amount Due: **\$50.00**

A disposition has been updated for the following cvns on 12/20/2012 at 02:11PM.

CVN #	Disposition Code/ Description	Reduce Amt	Fine	Penalty 1	Penalty 2	Penalty 3	Penalty 4	Penalty 5	Paid	Amt Due
30955794	040 LIABLE	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00

BUYIT LLC

1807 Widener Place # Office  
Philadelphia PA 19141

# Invoice

Date	Invoice #
12/25/2012	177

Bill To
Ieshia Peartree 637 N. Creighton Street Philadelphia PA 19131

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Jan Rent CVN# 30955794 11/19/2012	750.00 50.00	750.00 50.00
		<b>Total</b>	\$800.00





**Stephen StVincent**

May 21, 2014 ·

Share

61

View 3 more comments



**Phil Katz** One stop shopping: All the Grace he'll ever need

May 21, 2014 at 1:34pm



**Meredith Smith** Does this remind anyone else of the shopping cart races at the 924 Sylvan toga party?? Jillian Blake Nelly Almeida Nick Chang?????

May 21, 2014 at 2:05pm · 1



**Wee Chua** It's for all the Tarble shopping.

May 21, 2014 at 2:33pm



**Stephen StVincent** We literally just found it in Wharton courtyard. It was destiny!

May 21, 2014 at 3:41pm · 1



**Joelle Huston** Meredith I thought the exact same thing!

May 21, 2014 at 7:04pm · 1



**Tariem Atauren Burroughs** Is there another shot in where you let go?

May 25, 2015 at 9:38am · 1