



Pennsylvania Department of Human Services

Sent via email [REDACTED]

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mailing Date: July 24, 2026

[REDACTED]
[REDACTED]
Viva Senior Living
[REDACTED]
[REDACTED]

RE: The Terrace at Chestnut Hill
495 East Abington Avenue
Philadelphia, Pennsylvania 19118
License #: 141570

Dear [REDACTED]:

According to the Pennsylvania Department of State (DOS) Website, The Terrace at Chestnut Hill filed for a Fictitious Name change on June 11, 2026 to change the personal care home name from The Terrace at Chestnut Hill to Viva Senior Living at Chestnut Hill.

The Department verified that there is a new name for the facility located at 495 East Abington Avenue Philadelphia, Pennsylvania 19118. Pursuant to 55 Pa.Code § 20.57(a), “a certificate of compliance is issued to a legal entity for a specific facility or agency and is not transferrable.” Under 55 Pa.Code § 20.58(b), “If the facility or agency is to be operated under a new legal entity, new name, new location, or different status, the legal entity shall complete and submit a new application for a certificate of compliance at least 30 days in advance of the change.” Pursuant to these requirements, the Department must receive notice of the name change and the legal entity must follow the Department’s procedures for submitting an application for a name change, at least 30 days in advance of the change. Under 55 Pa. Code § 20.57(b)(2), a license “is void without notice if... (2) There is a change in the name of the facility or agency.” Therefore, because the name of the facility changed without proper notice or application to the Department at least 30 days in advance of the change, the facility’s current license is void, and the facility is operating unlawfully as an unlicensed personal care home at the above premises.

Pursuant to 62 P.S. § 1002, 62 P.S. § 1031 and 55 Pa.Code § 20.21(b) (relating to application), no person may operate a personal care home without first having obtained a license issued by the Department. You are hereby ordered to **CEASE OPERATION** of the personal care home, effective immediately.

If you do not cease operation of the unlicensed personal care home or submit an application for a new name with the Department within 14 days of the mailing date of this letter, the Department will assess a fine of twenty dollars (\$20) for each resident for each day in which the facility fails to make an application as specified in 62 P.S. § 1086(e).

In addition, pursuant to 62 P.S. § 1057.3(i), "no person, organization, or program shall use the term 'assisted living' in any name or written material, except as a licensee in accordance with [Article X of the Human Services Code]." Therefore, only facilities licensed by the Department as assisted living residences pursuant to Article X and 55 Pa. Code Chapter 2800 (related to assisted living residences) can provide assisted living services. Viva Senior Living at Chestnut Hill advertises that they provide assisted living services on its website at www.vivaseniorliving.com/chestnuthill. However, Viva Senior Living at Chestnut Hill is not a licensed assisted living residence. Failure to remove reference to assisted living from the home's written material may result in additional enforcement action.

If you disagree with this Order to **CEASE OPERATION**, you have the right to appeal through a hearing before the Bureau of Hearings and Appeals, Department of Human Services, in accordance with 1 Pa.Code Part II, Chapters 31-35 and 62 P.S. § 1086(f). If you decide to appeal, a written request for appeal must be received within ten (10) days of the mailing date of this letter by:

[REDACTED]
Pennsylvania Department of Human Services
Bureau of Human Services Licensing
Forum Place, 6th Floor
PO Box 2675
Harrisburg, PA 17105-2675
PH: 717-265-8942

The Department's Bureau of Human Services Licensing will assist in the relocation of the residents from your personal care home. For assistance in relocating residents, please contact your local Area Agency on Aging, County Mental Health/Intellectual Disabilities Office, or [REDACTED] Southeast Regional Director of the Bureau of Human Services Licensing at [REDACTED] Ms. Adams will contact you regarding the plans to relocate residents from the personal care home.

Sincerely,

[REDACTED]
[REDACTED]
Bureau Director

cc: [REDACTED]
[REDACTED]