



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

LANDLORD AND TENANT COMPLAINT

Date Filed: _____

<i>Plaintiff(s)</i>	<i>Defendant(s)</i>
---------------------	---------------------

- I.** Plaintiff states that he/she owns the real property.
Through whom the defendant claims under the terms of a: written lease, oral lease, lost lease, commencing on: _____ for a term of: _____
- II.** The Plaintiff has complied with the requirements of Title 7, Chapter 7 of the Philadelphia Code. The required copy of the residential rental license is attached, or registration is not required because the entire building is used only for commercial purposes. License is not required, property is owner occupied with a portion (1 or more rooms) rented to the defendant(s).

III. POSSESSION ON DEMAND ON THE BASIS OF:

A. Non-payment of rent. The within-named defendant(s) has been, and is presently in possession of said property.

Itemize below amounts due for rent and other payments required as described in the lease agreement, such as gas, electric, water, attorney fees, etc.	Summarize amounts due below:
	Total Rent \$ _____
	Utilities \$ _____
	Attorney Fees \$ _____
	Physical Damages \$ _____
	Other \$ _____
	Subtotal \$ _____
	Court Costs \$ _____
	Total Due \$ _____

PLUS ONGOING RENT IN THE AMOUNT OF \$ _____ A MONTH FROM _____ DATE OF HEARING.

- B.** Termination of the term, which ended on: _____
- C.** Breach of a condition of the lease creating a nuisance, committing waste, or causing the premises to be in violation of the Philadelphia code.
- IV.** The subject premises is is not unfit. There are are not outstanding notices of L&I Violations
- V.** Notice to vacate the premises by _____ was given _____ and/or notice was waived in lease. The defendant retains the real property and refuses to give up the same.

Filing Party:	Phone Number:
Commonwealth of Pennsylvania County of Philadelphia SS: I, depose and verify that the facts set forth are true and correct and acknowledge that I am subject to the penalties of 18 P.S. 4904 relating to the unsworn falsification to authorities. 	SUMMONS TO THE DEFENDANT: You are hereby ordered to appear at a hearing scheduled as follows: LOCATION (SITO):
	CITATION: Al demandado por la presente, usted esta dirigido a presentarse a la siguiente: DATE (FECHA): TIME (HORA):
Signature of Plaintiff/Attorney	

NOTICE TO THE DEFENDANT: YOU HAVE BEEN SUED IN COURT. PLEASE SEE ATTACHED NOTICE.

NOTA IMPORTANTE PARA EL ACUSADO: USTED HA SIDO DEMANDO EN CORTE: POR FAVOR MIRA PAPELE ESCRITA.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

LANDLORD AND TENANT COMPLAINT

Date Filed: _____

<i>Plaintiff(s)</i>	<i>Defendant(s)</i>
---------------------	---------------------

- I.** Plaintiff states that he/she owns the real property.
Through whom the defendant claims under the terms of a: written lease, oral lease, lost lease, commencing on: _____ for a term of: _____
- II.** The Plaintiff has complied with the requirements of Title 7, Chapter 7 of the Philadelphia Code. The required copy of the residential rental license is attached, or registration is not required because the entire building is used only for commercial purposes. License is not required, property is owner occupied with a portion (1 or more rooms) rented to the defendant(s).

III. POSSESSION ON DEMAND ON THE BASIS OF:

A. Non-payment of rent. The within-named defendant(s) has been, and is presently in possession of said property.

Itemize below amounts due for rent and other payments required as described in the lease agreement, such as gas, electric, water, attorney fees, etc.	Summarize amounts due below:
	Total Rent \$ _____
	Utilities \$ _____
	Attorney Fees \$ _____
	Physical Damages \$ _____
	Other \$ _____
	Subtotal \$ _____
	Court Costs \$ _____
	Total Due \$ _____

PLUS ONGOING RENT IN THE AMOUNT OF \$ _____ A MONTH FROM _____ DATE OF HEARING.

- B.** Termination of the term, which ended on: _____
- C.** Breach of a condition of the lease creating a nuisance, committing waste, or causing the premises to be in violation of the Philadelphia code.
- IV.** The subject premises is is not unfit. There are are not outstanding notices of L&I Violations
- V.** Notice to vacate the premises by _____ was given _____ and/or notice was waived in lease. The defendant retains the real property and refuses to give up the same.

Filing Party:	Phone Number:
Commonwealth of Pennsylvania County of Philadelphia SS: I, depose and verify that the facts set forth are true and correct and acknowledge that I am subject to the penalties of 18 P.S. 4904 relating to the unsworn falsification to authorities. 	SUMMONS TO THE DEFENDANT: You are hereby ordered to appear at a hearing scheduled as follows: LOCATION (SITO):
Signature of Plaintiff/Attorney	CITATION: Al demandado por la presente, usted esta dirigido a presentarse a la siguiente: DATE (FECHA): TIME (HORA):

NOTICE TO THE DEFENDANT: YOU HAVE BEEN SUED IN COURT. PLEASE SEE ATTACHED NOTICE.

NOTA IMPORTANTE PARA EL ACUSADO: USTED HA SIDO DEMANDO EN CORTE: POR FAVOR MIRA PAPELE ESCRITA.