**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

**TRIAL DIVISION – CIVIL**

|  |  |
| --- | --- |
| {{ plaintiffname1 }}  {% if plaintiffnumber > 1%}{{ plaintiffname2 }} {% else %}{% endif %}  {% if plaintiffnumber > 2 %}{{ plaintiffname3 }} {% else %}{% endif %}  Plaintiff(s)  vs.  {{ defendantname1 }}  {% if defendantnumber > 1 %}{{ defendantname2 }}{% else %}{% endif %}  {% if defendantnumber > 2 %}{{ defendantname3 }}{% else %}{% endif %}  Defendant(s) | L-T Case No. \_\_\_\_\_ |

**NOTICE OF APPEAL**

**From a Philadelphia Municipal Court Order**

{% if filer == ‘Plaintiff’ %}{{ plaintiffname1 }}{% if plaintiffnumber > 1%}, {{ plaintiffname2 }}. {% else %}{% endif %}{% if plaintiffnumber > 2 %}, {{ plaintiffname3 }},{% else %}{% endif %} {% else %} {{ defendantname1 }}{% if defendantnumber > 1%}, {{ defendantname2 }} {% else %}{% endif %}{% if defendantnumber > 2%}, {{ defendantname3 }} {% else %}{% endif %} {% endif %} who was/were the {% if filer == ‘Plaintiff’ %} Plaintiff(s) {% else %} Defendant(s) {% endif %} in the Municipal Court action referenced above, files this Notice of Appeal of the Municipal Court’s Order which was entered on the dockets of the Municipal Court on {{ municipalcourtorderdate }}. I have attached a copy of the Order from which I/we are appealing

Landlord – Tenant: possession only or possession and money judgment;

{% if lease == ‘residential’ %}

Residential Lease (10 days) Non-Residential Lease (30 days) {% elif lease == ‘nonres’ %}

Residential Lease (10 days) Non-Residential Lease (30 days) {% endif %}

**Superseadeas is requested**  **Superseadeas is not requested**

**\* A supersedeas is a stay that will prevent you from being evicted as long as you pay escrow due to the court on time.**

Landlord – Tenant: money judgment only *(30 days)*

Small Claims or Code Enforcement: money judgment only *(30 days)*

Supplementary Orders *(30 days)*

{{ signature1 }}

Signature

{{ streetaddress }}, {{ cityandstate }} {{ zipcode }}

Address

{{ date }} **|** {{ phoneo }}

Date Phone Number

MC Notice of Appeal – (Rev. 12/31/2015)