**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 %}

{% if supersedeas == ‘requested’ %}

**Superseadeas is requested**  **Superseadeas is not requested** {% elif supersedeas == ‘not’ %}

**Superseadeas is requested**  **Superseadeas is not requested {%** endif **%}**

**\* 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)



**Court of Common Pleas of Philadelphia County**

**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. \_\_\_\_\_\_\_\_\_ |

**TENANT’S SUPERSEDEAS AFFIDAVIT**

**Non-Section 8**

I, {% if filer == ‘Plaintiff’ %} {{ plaintiffname1 }}{% else %} {{ defendantname1 }} {% endif %}, residing at {{streetaddress }}, {{ cityandstate }} {{ zipcode}}, have filed an appeal from a Municipal Court judgment awarding to my landlord possession of real property that I occupy, and I do not have the financial ability to pay the lesser of three (3) times rent or the judgment for rent awarded by the Municipal Court. My total household income does not exceed the income guidelines set forth in the income instructions for obtaining a stay pending appeal and I have completed an in forma pauperis (IFP) affidavit to verify this.

{% if paid == ‘Yes’ %}Check one:  I have paid the rent this month  I have not paid the rent this month. {% else %}Check one:  I have paid the rent this month  I have not paid the rent this month. {% endif %}

The total amount of monthly rent that I personally pay to the landlord is $ {{ rentamount }}

I pay rent on the {{ rentday }} of every month.

I verify that the statements made in the affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

DATE: {{ date }} {{ signature2 }} SIGNATURE OF APPELLANT

**IN THE COURT OF COMMON PLEAS**

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

**TRIAL DIVISION – CIVIL**

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| {{ 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. \_\_\_\_\_\_\_\_\_ |

# PRAECIPE TO FILE COMPLAINT

**TO THE OFFICE OF JUDICIAL RECORDS:**

Please enter a Rule upon Plaintiff to file a Complaint within twenty (20) days hereof or suffer the entry of a Judgment of Non Pros.

{% if filer == ‘Plaintiff’ %} {{ plaintiffname1 }}{% else %} {{ defendantname1 }} {% endif %}

{{ filer }}

# RULE TO FILE COMPLAINT

AND NOW, this day of , 2021, a Rule is hereby granted upon Plaintiff to file a Complaint herein within twenty (20) days after service hereof or suffer the entry of Judgment of Non Pros.

Office of Judicial Records