**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)

**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