



PHILADELPHIA MUNICIPAL COURT  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

34 South 11th Street, Philadelphia, PA. 19107

Marsha H. Neiffeld, President Judge Patricia R. McDermott, Deputy Court Administrator

LANDLORD/TENANT COMPLAINT

# LT

Plaintiff(s)	Defendant(s)

JUDGMENT BY AGREEMENT

(Judgments by Agreement are not appealable)

- ☐ Judgment for the Plaintiff for the Amount of: Plus Costs: For a Total of:
- ☐ Judgment for Possession as of:
- ☒ Judgment for Possession only as of: 01/26/2018 (date of hearing)
- ☐ Money Judgment only: Plus Costs: For a Total of:
- ☐ Money Judgment to be Satisfied if Defendant vacates by:
- ☐ Judgment of Possession to be Satisfied if Defendant pays (as outlined in Other Conditions) by:
- ☐ Judgment of Possession to be Satisfied if (see Other Conditions)

Other Conditions:

Tenant to vacate by March 15, 2018. Property to be left in broom swept condition. Keys returned to landlord. No lockout prior to March 16, 2018. Judgment to be vacated if tenant complies with the foregoing. Tenant's counsel hereby withdraws her representation.

IMPORTANT!

Please read each clause below and on the attached notice.

1. If the agreement is broken, possession may be enforced on this agreement for the following reasons agreed upon by all parties.

- ☒ (a) Non-Payment of rent  
☒ (b) Termination of the term  
☐ (c) Breach of condition of the lease.

If you are being sued for non-payment of rent only you cannot be evicted as long as you pay your outstanding rental arrearage up until the time the Alias Writ is served.

2. Any breach of this agreement may allow the eviction to proceed without further Notice.

3. Any Landlord/Tenant action that is not completed within 180 days will require a new filing with a new Notice to Quit unless a Petition to Extend is granted.

ONLY THE TERMS OUTLINED AND WRITTEN ON THIS FORM ARE ENFORCEABLE. ANY AND ALL VERBAL AGREEMENTS MADE BETWEEN THE PARTIES OR WITH AN ATTORNEY ARE NOT ENFORCEABLE.

Plaintiff's Signature:	Defendant's Signature:
Plaintiff's Telephone Number:	Defendant's Telephone Number:
Plaintiff's Attorney:	Defendant's Attorney:
Plaintiff's Attorney's I.D. & Telephone Number:	Defendant's Attorney's I.D. & Telephone Number:
Mediator--Signature:	Mediator--Print Name:

SEE ATTACHED EXPLANATORY NOTICE



THE MUNICIPAL COURT COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT, WHICH REQUIRES THAT ALL COURT SERVICES AND FACILITIES BE ACCESSIBLE TO PERSONS WITH DISABILITIES ON AN EQUAL BASIS TO THOSE WITHOUT DISABILITIES. IF YOU HAVE A DISABILITY, AND REQUIRE REASONABLE ACCOMMODATIONS TO FILE A CLAIM, PARTICIPATE IN A MUNICIPAL COURT PROCEEDING, OR USE ANY SERVICE PROVIDED BY THE COURT, PLEASE CALL 636-7986. REQUESTS FOR REASONABLE ACCOMMODATIONS MUST BE MADE AT LEAST THREE BUSINESS DAYS BEFORE ANY HEARING, OR WITHIN THREE BUSINESS DAYS AFTER SERVICE (DELIVERY) OF THE NOTICE OF THE HEARING WHICHEVER IS LATER.