

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA**

PLAINTIFF(S): *(Write the name and street address, city, state and zip code of each plaintiff in the section below)*

v.

DEFENDANT(S): *(Write the name, street address, city, state and zip code of each defendant in the section below)*

NOTICE TO DEFEND

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**Philadelphia Bar Association
Lawyer Referral and Information Service
One Reading Center
Philadelphia, Pennsylvania 19107
(215) 238-6333
TTY (215) 451-6197**

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta ascantar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

Lleve esta demanda a un abogado inmediatamente. Si no tiene abogado o si no tiene el dinero suficiente de pagar tal servicio. Vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal.

**Asociacion De Licenciados De Filadelfia
Servicio De Referencia E Informacion Legal
One Reading Center
Filadelfia, Pennsylvania 19107
(215) 238-6333
TTY (215) 451-6197**

Person Filing this Document:

(Name)

Street Address:

City, State, Zip Code:

Telephone:

Email Address:

**IN THE COURT OF COMMON PLEAS PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION - CIVIL**

Plaintiff

Case Number

v.

Defendant

COMPLAINT FOR INJUNCTIVE RELIEF - DEMOLITION

Plaintiff(s) hereby submit this complaint against the Defendant(s) and allege the following:

PARTIES

1. My name is:

2. I am the: *(Check all that apply)*

Plaintiff Defendant Occupant Other:

3. I currently live at:

Address (Street, City, State, Zip Code)

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4. The property that is scheduled for demolition by the City of Philadelphia Department of Licenses and Inspections is located at:

Address (Street, City, State, Zip Code)

5. The date the demolition is scheduled is: *(If the date is unknown, write "Unknown.")*

Date

6. The following statements are true: *(Check all that apply)*

I am the owner of the property that is scheduled for demolition.

My name is on the current deed to the property.

I am not the owner of the property.

- a. If you are not the owner of the property or the deed to the property is not in your name, explain your relationship to the property owner whose name is on the deed. *(If you need more space, you can add additional pages to this document.)*

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7. The reason(s) I am asking for the court to delay demolition on the property is because: *(If you need more space, you can add additional pages to this document.)*
After you explain your reasons, attach any documents that will help explain why your reasons should be considered by the Court to the end of this Complaint. Examples include professional reports, such as engineer or architect reports, and pictures.

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8. According to the City of Philadelphia Department of Licenses and Inspections, there are outstanding violations on the property that have **not** been satisfied. (*Check below if this statement applies to you*): YES NO (*If yes, give details below.*)

a. The outstanding violations on the property are: (*List the violations. If you need more space, you can add additional pages to this document.*)

b. I have tried to satisfy or comply with the outstanding violations by: (*Explain in full detail below with dates. If you need more space, you can add additional pages to this document.*) **After you explain your reasons, attach any documents that will help explain why your reasons should be considered by the Court to the end of this Complaint. Examples include professional reports, such as engineer or architect reports, and pictures.**

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9. I am asking the court to delay the demolition until: *(Check all that apply)*

A certain date: *(List date)*

A certain event happens: *(List event)*

During the delay, I will do the following: *(Explain in full detail below with dates. If you need more space, you can add additional pages to this document.)*

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10. If the demolition is **not** delayed or stopped, the following things will happen:
(Explain what will happen if the demolition is not delayed or stopped. If you need more space, you can add additional pages to this document.)

11. Based on the information that I have provided in this document, I would like the court to: *(Check all that apply)*

Delay demolition on the property located at:

Address (Street, City, State, Zip Code)

Other: *(Explain in full detail below. If you need more space, you can add additional pages to this document.)*

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WHEREFORE, the Plaintiff(s) respectfully requests the Court grant the relief requested in this Complaint in favor of the Plaintiff(s).

Date:

By: _____

Signature

Print Name

Street Address

City, State, Zip Code

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VERIFICATION

I, _____, the Plaintiff in this case, verify that the facts set forth in the foregoing are true and correct to the best of my information, knowledge and belief.

I understand that the statements contained herein are subject to the Penalties of 18 Pa.C.S.A., Section 4904 relating to unsworn falsification to authorities.

(Print Name)

(Signature)

Date:

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