

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**

Case Number

\_\_\_\_\_  
Plaintiff

v.

\_\_\_\_\_  
Defendant

*For Court Use Only*

\_\_\_\_\_ Non-Emergency Motion

\_\_\_\_\_ Emergency Motion

**MOTION TO STAY DEMOLITION**

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)*

*This court form is intended for non-attorneys only*

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.)*

*This court form is intended for non-attorneys only*

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.**

*This court form is intended for non-attorneys only*

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.**

*This court form is intended for non-attorneys only*

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)*

- a. 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.)*

*This court form is intended for non-attorneys only*

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.)*

*This court form is intended for non-attorneys only*

12. I am filing this document as an emergency motion. (*Check below if this statement applies to you*):      YES    NO    (If “yes,” give details below)

a. The reason why this document is an emergency is because: (*If you need more space, you can add additional pages to this document.*)

**WHEREFORE**, the Plaintiff(s) respectfully requests the Court grant an injunction pursuant to Pa.R.C.P. 1531 staying demolition of the Subject Property.

Date:

By: \_\_\_\_\_  
*Signature*

*Print Name*

*Street Address*

*City, State, Zip Code*

*This court form is intended for non-attorneys only*

**VERIFICATION**

I, \_\_\_\_\_, the Plaintiff Defendant  
*(Name)*  
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:

*This court form is intended for non-attorneys only*



**CERTIFICATION OF SERVICE**

**I,** \_\_\_\_\_, **HEREBY CERTIFY** that on \_\_\_\_\_, a true and correct copy of the attached Motion/Petition, was  
(Date) \_\_\_\_\_, or will be served to the following individuals at the addresses listed below:

Name:  
Address:  
Address:  
City, State, Zip Code:

Name:  
Address:  
Address:  
City, State, Zip Code:

Name:  
Address:  
Address:  
City, State, Zip Code:

The attached Motion/Petition was or will be served to these individuals by: *(Check all that apply)*

**U.S. Mail    Fax    Hand Delivery    Other**

*(Print Name)*

*(Date)*

\_\_\_\_\_  
*(Signature)*

*This court form is intended for non-attorneys only*

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

Case Number

\_\_\_\_\_  
Plaintiff

v.

\_\_\_\_\_  
Defendant

**PROPOSED RULE**

AND NOW, this     day of                      ,            , upon  
consideration of the foregoing Petition to Stay, a RULE is hereby entered upon the  
Respondent to show cause why the relief requested therein should not be granted.

RULE RETURNABLE on the                      day of                      ,  
, at                 a.m./p.m., in Courtroom                 , City Hall, Philadelphia, PA  
19107.

BY THE COURT:

\_\_\_\_\_  
J.

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

Case Number

\_\_\_\_\_  
Plaintiff

v.

\_\_\_\_\_  
Defendant

**PROPOSED ORDER**

AND NOW, this      day of                      ,                      , upon  
consideration of the Petition to Stay, and any response thereto, it is ORDERED and  
DECREED that the stay is GRANTED.

BY THE COURT:

\_\_\_\_\_  
J.