

Person Filing this Document:

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

Case Number

Plaintiff

v.

Defendant

<p><i>For Court Use Only</i> Non-Emergency Motion Emergency Motion</p>
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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)

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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)*

- 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.)*

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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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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

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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)

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