

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

**President Judge Administrative Order**

**No. 44 of 2020**

**In re: Landlord-Tenant Cases**

**ORDER**

AND NOW, this 2nd day of July, 2020, pursuant to Pa.R.J.A. No 1952 (B)(2) and the Judicial Emergency declared by the First Judicial District, and in light of the continuing public safety concerns especially in light of the increasing number new of Covid-19 infections and the limitations in accessing court facilities, **it is hereby ORDERED and DECREED** that:

- (1) Landlord/Tenant cases currently scheduled to be heard by the Municipal Court from July 6, 2020 to September 2, 2020 are postponed until further order of court;
- (2) New Landlord-Tenant actions will be accepted for filing by the Philadelphia Municipal Court beginning on July 10, 2020; however, they will not be scheduled for a hearing until further order of court;
- (3) The issuance and service of writs of possession and of possession and alias writs of possession, is stayed until further order of court. In calculating the timeliness of the filing of *alias writs of possession*, the period from March 1, 2020 until the Court authorizes the filings of *alias writs of possessions*, shall be excluded from the computation of such time periods.

**BY THE COURT:**

*/s/ Idee C. Fox*

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**Hon. Idee C. Fox, President Judge  
Court of Common Pleas  
Philadelphia County  
Chair, Administrative Governing Board**

*/s/ Patrick F Dugan*

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**Hon. Patrick F. Dugan, President Judge  
Philadelphia Municipal Court  
Philadelphia County**