

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order

No. 37 of 2021

**In re: Extension of the Philadelphia Municipal Court Landlord Tenant Diversion Program**

**ORDER**

AND NOW, this 29<sup>th</sup> day of October, 2021, pursuant to the authority granted by the Supreme Court by Order dated October 28, 2021 at Docket No. 21 EM 2020 (attached), it is hereby **ORDERED** and **DECREED** that the *Philadelphia Municipal Court Landlord Tenant Diversion Program* is extended through November 30, 2021, subject to continued, adequate funding in the *Emergency Rental Assistance Program* and it is further **ORDERED** and **DECREED** that a landlord must first file an application with the *Emergency Rental Assistance Program* through [www.phlrentassist.org](http://www.phlrentassist.org) and then wait 45 days before filing a Landlord-Tenant Complaint seeking possession based on non-payment of rent.

**BY THE COURT:**

*/s/ Patrick F. Dugan*

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

**IN THE SUPREME COURT OF PENNSYLVANIA  
EASTERN DISTRICT**

IN RE: FIRST JUDICIAL DISTRICT OF           : No. 21 EM 2020  
PENNSYLVANIA                                     :  
  :

**ORDER**

**PER CURIAM**

**AND NOW**, this 28th day of October, 2021, the Request “to Authorize the Continuation of the Philadelphia Municipal Court Landlord-Tenant Diversion Program” is GRANTED, IN PART. The President Judge of the Municipal Court is granted the requested authority through November 30, 2021, subject to continued, adequate funding in the Emergency Rental Assistance Program.

Any individual or entity who desires to file a response in support or opposition to the continuation of the Philadelphia Municipal Court Landlord-Tenant Diversion Program may do so by filing such response with this Court’s prothonotary at the above docket number. The deadline for responses is **November 8, 2021**.