

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order

No. 41 of 2021

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

ORDER

AND NOW, this 24<sup>th</sup> day of November, 2021, pursuant to the authority granted by the Supreme Court by Order dated November 15, 2021 at Docket No. 21 EM 2020, it is hereby **ORDERED** and **DECREED** that the *Philadelphia Municipal Court Landlord Tenant Diversion Program* is extended through December 31, 2021, subject to continued, adequate funding in the *Emergency Rental Assistance Program*. 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**