

IN THE SUPREME COURT OF PENNSYLVANIA
WESTERN DISTRICT

IN RE: FIFTH JUDICIAL DISTRICT :
JUDICIAL TEMPORARY PROHIBITION : No. 23 WM 2020
ON COMMENCEMENT OF :
OF CERTAIN RESIDENTIAL :
LANDLORD TENANT ACTIONS :

ORDER OF COURT

AND NOW, this 7th day of August 2020, this Court having declared a judicial emergency in the Fifth Judicial District of Pennsylvania through August 31, 2020 and upon consideration of Governor Wolf's July 9, 2020 Order regarding Staying Notice Requirements for Specified Actions Related to the Dispossession of Property, and recognizing that the Governor's Order does not affect those residential leases containing a waiver of the "notice to quit" provisions, it is hereby **ORDERED, ADJUDGED and DECREED** as follows:

The commencement of new residential landlord tenant actions where the eviction is based solely on non-payment of rent or on a tenant holding over or exceeding the term of a lease shall be temporarily prohibited whether or not the lease includes a waiver of a "notice to quit" provision.

This Order applies to actions at both the Magisterial District Courts and the Allegheny County Court of Common Pleas. This Order is effective immediately

and will remain in effect through August 31, 2020. The Order does not affect cases previously filed.

BY THE COURT:

A handwritten signature in blue ink, appearing to read "KB Clark", written over a horizontal line.

_____, P. J.
Kim Berkeley Clark
President Judge