

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

Plaintiff/Landlord

vs.

Defendant(s)/Tenants(s)

CIVIL DIVISION

Case No. _____

Type of Pleading

EMERGENCY MOTION FOR EXTENSION
TO OBTAIN SUPERSEDEAS

Filed on behalf of:

(Name of the filing party)

___ Counsel of Record

___ Individual, if *Pro Se*

Name, Address, Telephone Number, and Email
Address:

Attorney's State ID:

Attorney's Firm ID:

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

<hr/> <p>Plaintiff/Landlord</p> <p>vs.</p> <hr/> <p>Defendant(s)/Tenants(s)</p>	<p>CIVIL DIVISION</p> <p>Case No. _____</p>
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**EMERGENCY MOTION FOR EXTENSION
TO OBTAIN SUPERSEDEAS**

AND NOW comes the defendant/tenant, _____, and respectfully requests that this Honorable Court grant this Emergency Motion for Extension to Obtain Supersedeas (escrow) in the above-captioned case.

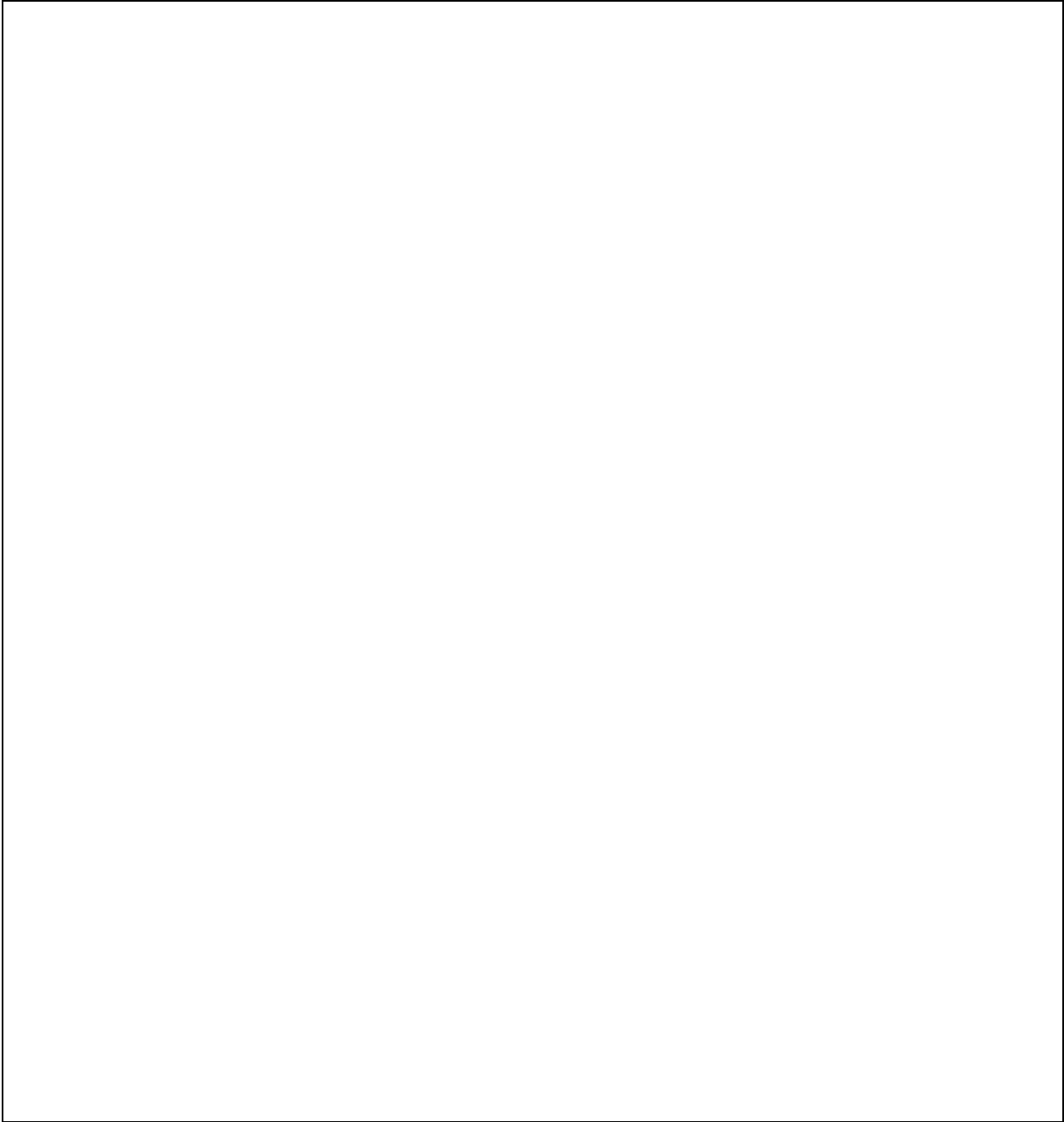
In support of the Emergency Motion, defendant/tenant avers as follows:

1. On _____, 20____, Magisterial District Judge _____ ruled in favor of the plaintiff/landlord, and against me, defendant/tenant in the case filed before the Magisterial District Judge.

2. I want to stay in the property and intend to make the rental payments pending my appeal.

3. I was unable to pay the supersedeas payment at the time of the filing of the appeal. I will make that payment when due, based upon this Order, and I understand that if I fail to make the supersedeas payment on or before the ordered date, the plaintiff/landlord can proceed to seek an order of possession immediately with the Magisterial District Judge.

4. I need this extension for the following reasons:



Respectfully Submitted,

Date

Signature

Print Name

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

_____	CIVIL DIVISION
Plaintiff/Landlord	
vs.	Case No. _____

Defendant(s)/Tenants(s)	

VERIFICATION

I, _____, certify that the facts contained in the foregoing Motion are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are subject to the penalties of 18 Pa.C.S. §4904 related to unsworn falsification to authorities.

Date

Signature

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

Plaintiff(s)

vs.

Defendant(s)

CIVIL DIVISION

Case No. _____

ORDER OF COURT

AND NOW, to wit, this _____ day of _____ 202__, upon consideration of the foregoing Emergency Motion for Extension to Obtain Supersedeas, it is hereby ORDERED, ADJUDGED and DECREED as follows:

- 1. The Motion is GRANTED and the Tenant/Defendant shall make the required payment to establish a supersedeas within **ten (10) days of the filing of the Notice of Appeal. If the tenth day falls on a weekend or a holiday, the tenant shall have the following business day to make the required payment.**
- 2. The Department of Court Records **shall NOT accept** any payment to establish a supersedeas beyond the (10) day period or beyond the following business day when the tenth day falls on a weekend or a holiday.
- 3. If the Defendant fails to make the required payment to establish a supersedeas, the Plaintiff may request the Department of Court Records issue a Certificate of No Rent.
- 4. Failure to make the required payment under paragraph 1 will have no effect on the Defendant’s right to proceed on a money-only appeal.
- 5. Defendant may not file any Motion for further extension to obtain supersedeas absent good cause; however any further Motion For Extension To Obtain Supersedeas **SHALL NOT delay Plaintiff’s ability to proceed on paragraph 3.**

BY THE COURT:

_____, J.

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

_____ Plaintiff/Landlord	CIVIL DIVISION
vs.	Case No. _____
_____ Defendant(s)/Tenants(s)	

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the within Emergency Motion for Extension to Obtain Supersedeas was served this _____ day of _____, 20____, in the following manner: *(Check the appropriate form of service.)* ***If the opposing side is represented by an attorney, the attorney should be served.***

____ First Class Mail	____ First Class Mail
____ Facsimile #: _____	____ Facsimile #: _____
____ Hand-Delivered	____ Hand-Delivered
____ Email Address	

Landlord/Landlord's Counsel:	Magisterial District Judge:
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
_____	_____
Email Address: _____	_____
Telephone: _____	Telephone: _____

Date

Signature

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that requires filing confidential information and documents differently than non-confidential information and documents.

Submitted by: _____

Signature: _____

Print Name: _____

Attorney No. (if applicable): _____