

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order

No. 28 of 2021

**In re: Completed Diversion/Rental Assistance Applications-
Philadelphia Municipal Court Landlord Tenant Diversion Program
And
Notice of Writs of Possession**

ORDER

AND NOW, this 9th day of August, 2021, consistent with the *Philadelphia Municipal Court Landlord Tenant Diversion Program*, it is hereby **ORDERED** and **DECREED** that effective August 14, 2021, no Alias Writ of Possession issued by the Philadelphia Municipal Court shall be served (i.e., no lockout shall occur) in any matter where a rental assistance application with the City of Philadelphia's Diversion/Rental Assistance Program has been marked "complete" by the City of Philadelphia.

IT IS FURTHER ORDERED that in any case where a Writ of Possession has been served prior to May 1, 2021, no Alias Writ of Possession shall be served unless and until a Writ of Possession is re-served upon the defendant.

IT IS FURTHER ORDERED and **DECREED** that if more than 90 days passes after receipt of such funds by the Landlord, then this prohibition shall lapse and the Alias Writ of Possession (i.e., lockout) may be served.

BY THE COURT:

/s/ Patrick F. Dugan

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