

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: _____

**LANDLORD AND
 TENANT COMPLAINT**

Magisterial District Number: _____

District Justice Name: Hon. _____

Address: _____

Telephone: () _____

PLAINTIFF: _____
 NAME and ADDRESS

VS.

DEFENDANT: _____
 NAME and ADDRESS

	Amount	Date Paid
Filing Costs	\$ _____	/ / _____
Postage	\$ _____	/ / _____
Service Costs	\$ _____	/ / _____
Constable Ed.	\$ _____	/ / _____
Total	\$ _____	/ / _____

Pa.R.C.P.D.J. No. 206 sets forth those costs recoverable by the prevailing party.

Docket No.: _____

Date Filed: _____



TO THE DEFENDANT: The above named plaintiff(s) asks judgment together with costs against you for the possession of real property and for:

Lease is Residential Nonresidential.

- Damages for injury to the real property, to wit: _____ in the amount of: \$ _____
 - Damages for the unjust detention of the real property in the amount of \$ _____
 - Rent remaining due and unpaid on filing date in the amount of \$ _____
 - And additional rent remaining due and unpaid on hearing date \$ _____
 - Attorney fees in the amount of \$ _____
- Total: \$ _____

THE PLAINTIFF FURTHER ALLEGES THAT:

1. The location and address, if any, of the real property is _____
2. The plaintiff is the landlord of that property.
3. He leased or rented the property to you or to _____ under whom you claim.
4. Notice to quit was given in accordance with law, or
 No notice is required under the terms of the lease.
5. The term for which the property was leased or rented is fully ended, or
 A forfeiture has resulted by reason of a breach of the conditions of the lease, to wit: _____
 Rent reserved and due has, upon demand, remained unsatisfied.
6. You retain the real property and refuse to give up its possession.

I, _____ verify that the facts set forth in this complaint are true and correct to the best of my knowledge, information and belief. This statement is made subject to the penalties of Section 4904 of the Crimes Code (18 PA. C.S. § 4904) relating to unsworn falsification to authorities.

 (Signature of Plaintiff)

(Plaintiff's Attorney) (Address) () (Phone)

IF YOU HAVE A DEFENSE to this complaint you may present it at the hearing. **IF YOU HAVE A CLAIM** against the plaintiff arising out of the occupancy of the premises, which is in the district justice jurisdiction and which you intend to assert at the hearing, **YOU MUST FILE** it on a complaint form at this office **BEFORE THE TIME** set for the hearing. **IF YOU DO NOT APPEAR AT THE HEARING**, a judgment for possession and costs, and for damages and rent if claimed, may nevertheless be entered against you. A judgment against you for possession may result in your **EVICTED** from the premises. **If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation.**

Remarks and Summary of Testimony May be Recorded on Reverse Side.