

Eviction Court Advice

Hearing Room 3 or 5

Where do I go?

Municipal Court is at **1339 Chestnut St on the 6th Floor.**

What should I bring?

Any documents that relate to the reason your landlord is trying to evict you.
Example: lease, rent receipts, utility bills, photos, letters or texts to or from the landlord.

What are my options in court?

Ask for a **continuance.**

- You can get the hearing postponed if you need an interpreter.
- You can ask for the hearing to be postponed to get a lawyer, but the landlord may object.

OR

Have a **hearing in front of a judge.**

- You have the right to have a hearing in front of a judge instead of signing an agreement.
- You can present your evidence and defenses to the judge.
- If you lose, you must appeal within 10 days of the judgment if you want to stop the eviction.

OR

Sign a **Judgment by Agreement.**

- Do not sign an agreement unless you agree and can keep it.
- If you sign an agreement, it is final. You cannot appeal.
- If you break the agreement, the landlord can evict you.



For more information:
267-443-2500
www.phillytenant.org

驱逐法院咨询

听证室 3 或 5

我应该去哪儿？

市法院，地址：1339 Chestnut St 6 楼。

我应该带什么？

任何与您的房东试图驱逐您的原因相关的文件。示例：租约、租金收据、水电费账单、照片、与房东往来的信函或短信。

我在法院有什么选择？

要求续租。

- 如果您需要口译员，可以让听证会延期。
- 如果要请律师，您可以要求听证会延期，但房东可能会反对。

或者

举行有法官出席的听证会。

- 您有权举行有法官出席的听证会，而不是签署协议。
- 您可以向法官提交您的证据和辩护材料。
- 如果您败诉，要想停止执行驱逐令，您必须在判决后 10 天内提出上诉。

或者

签署一份按照协议作出的判决书 (Judgment by Agreement)。

- 请勿签署协议，除非您同意并可遵守该协议。
- 如果您签署协议，则该协议为最终决定。您不能上诉。
- 如果您违反协议，房东可以驱逐您。



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