

Eviction Process Overview

1. Eviction Notice

You may receive an eviction notice telling you when your landlord wants you to move out. You do not have to move out by that date. Your landlord must take you to court in order to evict you.

2. Court Complaint

If you do not move out, the landlord must file an Eviction Complaint against you in Municipal Court. The Complaint should state the reason your landlord is evicting you and the date/time of the court hearing. The Complaint should be sent to you by mail, attached to your door or hand delivered.

3. Hearing

Eviction hearings are in Municipal Court at **1339 Chestnut St, 6th Floor**. You must arrive on time to court, or you will likely lose. At the hearing you can sign an agreement or speak to the judge.

4. Appeal

If you lose at the hearing, you will have 10 calendar days to file an appeal in the Court of Common Pleas, City Hall, Room 296. The appeal stops an eviction from taking place until the court rules on the case, as long as you pay ongoing rent to the court.

5. Eviction

If you lose in court and do not appeal or break your agreement, your landlord can legally evict you. Your landlord must file eviction papers with the court (writ of possession and alias writ of possession). The landlord tenant officer can change your locks 21 days after the judgment.



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

驱逐流程概述

1. 驱逐通知

当您的房东希望您搬走时，您可能会收到驱逐通知。您不必在该日期之前搬走。您的房东必须通过法院起诉才能驱逐您。

2. 法院起诉

如果您不搬走，房东必须在市法院对您提出驱逐诉讼。起诉书应说明您的房东驱逐您的原因以及法院听证会的日期/时间。起诉书应邮寄给您，送到您的门口或由专人亲手递交给您。

3. 听证会

驱逐听证会地点为市法院，地址：**1339 Chestnut St, 6 楼**。您必须准时到达法院，否则您可能会败诉。在听证会上，您可以签署协议或与法官交谈。

4. 上诉

如果您在听证会上败诉，您将能在 10 个日历日内向位于市政厅 296 室的民事诉讼法庭提出上诉。只要您向法院支付持续的租金，该诉讼将自生效起停止执行驱逐令，直到法院对案件作出裁决为止。

5. 驱逐

如果您在法院败诉，不上诉或违反您的协议，您的房东可以合法驱逐您。您的房东必须向法院提交驱逐证明文件（收复令和法庭签署的第二份收复令）。判决后 21 天，房东的租客管理人员可以换锁。



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