

## **Landlord-Tenant Complaint (AOPC 310A-05)**

### **Filing Instructions**

You need to have a copy of the Landlord Tenant Complaint for the Plaintiff, two copies for each defendant and a copy with an original signature for the District Justice office. You may photocopy the completed complaint to produce the needed number of copies, including a copy for the defendant's attorney. You will be charged filing costs and service costs when the complaint is filed at the District Court. No changes may be made to this form either in content or format.

Last updated 6-29-05 1605 by gle

Magisterial District Number: \_\_\_\_\_

MDJ 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:**

- The location and address, if any, of the real property is \_\_\_\_\_
- The plaintiff is the landlord of that property.
- He leased or rented the property to you or to \_\_\_\_\_ under whom you claim.
- Notice to quit was given in accordance with law, or  
 No notice is required under the terms of the lease.
- 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.
- 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 magisterial district judge 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 EVICTION 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.

**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF: \_\_\_\_\_**

**CIVIL COMPLAINT**

Magisterial District Number: \_\_\_\_\_  
 MDJ Name: Hon. \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: (    ) \_\_\_\_\_

PLAINTIFF: NAME and ADDRESS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**VS.**  
 DEFENDANT: NAME and ADDRESS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Docket No.: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_



|               | 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.

**TO THE DEFENDANT:** The above named plaintiff(s) asks judgment against you for \$ \_\_\_\_\_ together with costs upon the following claim (Civil fines must include citation of the statute or ordinance violated):

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) related to unsworn falsification to authorities.

Plaintiff's Attorney: \_\_\_\_\_ Address: \_\_\_\_\_  
 Telephone: (    ) \_\_\_\_\_ (Signature of Plaintiff or Authorized Agent)

**IF YOU INTEND TO ENTER A DEFENSE TO THIS COMPLAINT, YOU SHOULD SO NOTIFY THIS OFFICE IMMEDIATELY AT THE ABOVE TELEPHONE NUMBER. YOU MUST APPEAR AT THE HEARING AND PRESENT YOUR DEFENSE. UNLESS YOU DO, JUDGMENT MAY BE ENTERED AGAINST YOU BY DEFAULT.**

If you have a claim against the plaintiff which is within magisterial district judge jurisdiction and which you intend to assert at the hearing, you must file it on a complaint form at this office at least five (5) days before the date set for the hearing.

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.