

Prothonotary
282 City Hall
Philadelphia, PA 19107

Ticket#179346 Cus#CASH Aug 30 12
Usr ADD Rg# 5 Dr# 5 Time 12:30

Item Number	Qty	Price	Ext
557	1	73.00	73.00
73.00 MC BASIC			
543	1	27.00	27.00
27.00 M C WRIT			
Subtotal			100.00
Tax			.00
Total sale			100.00
Cash			100.00

CASE NO. 1208307131

4 550
8
9530
4620
9578.79

RECEIVED

AUG - 7 2014

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

F-2013-2370462

*Mones late-filed
CP 1*



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107
Marsha H. Neifield, President Judge Patricia R. McDermott, Deputy Court Administrator

LANDLORD AND TENANT COMPLAINT

Date Filed: 08/30/2012

LT-12-08-30-7131

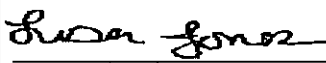
LISA JONES 5917 N. MASCHER ST APT #1 PHILADELPHIA, PA 19120 <i>Plaintiff(s)</i>	LISA BOOKER, AKA/DBA: & ALL OCCUPANTS 2616 W. ARIZONA ST PHILADELPHIA, PA 19132 <i>Defendant(s)</i>
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- I. Plaintiff states that he/she/it owns the real property located at the following address: 2616 W. ARIZONA ST, PHILADELPHIA, PA 19132. Plaintiff further states that there is a lease between him/her/it and the above-referenced defendant(s). The lease is written, lost and began on 10/01/2006 for the term of a year or more. Additionally, plaintiff states that the lease is residential.
- II. Plaintiff states that he/she/it is in compliance with Section 102.1 of the Philadelphia Property Maintenance Code by having a valid housing inspection license at the time of filing. A copy of the license is attached.
- IV. Plaintiff states that the subject premises is fit for its intended purpose.

Plaintiff states that he/she/it is unaware of any open notice issued by the Department of Licenses and Inspections ("Department") alleging that the property at issue is in violation of one or more provisions of the Philadelphia Code.
- V. Plaintiff states that notice to vacate the subject premises by 03/30/2012 was given to the defendant on 02/09/2012. A copy of the notice is attached.
- VI. The defendant is in possession of the property and refuses to surrender possession of the property.
- VII. Plaintiff demands a judgment of possession and a money judgment in the amount itemized below based on Non Payment of amounts due under the lease.

The amount of unpaid rent below and late fees alleged due.				Summarized alleged amounts due:	
Month	Year	Rent	Late Fee		
				Rent	\$0.00
				Late Fees	\$0.00
				Gas	\$0.00
				Electric	\$0.00
				Water / Sewer	\$4,528.79
				Attorney's Fees	\$0.00
				Other	\$0.00
				Subtotal	\$4,528.79
				Court Costs	\$100.00
				Total	\$4,628.79

ONGOING RENT IN THE AMOUNT OF \$550.00 FROM THE DATE OF THE FILING OF THIS COMPLAINT TO THE DATE OF THE HEARING ON THE MERITS IN THIS MATTER.

Filing Party: LISA JONES		Phone Number:
I am a plaintiff in this landlord tenant action. I hereby verify that I am authorized to make this verification and that the facts set forth above are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities.  Signature Plaintiff/Attorney	SUMMONS TO THE DEFENDANT: You are hereby ordered to appear at a hearing scheduled as follows:	CITATION: Al demandado por la presente, usted esta dirigido a presentarse a la siguiente:
	LOCATION (SITO): 1339 Chestnut Street 6th Floor Philadelphia, PA 19107 Hearing Room: 3	DATE (FECHA): October 10th, 2012 TIME (HORA): 08:45 AM
NOTICE TO THE DEFENDANT: YOU HAVE BEEN SUED IN COURT. PLEASE SEE ATTACHED NOTICE.		NOTA IMPORTANTE PARA EL ACUSADO: USTED HA SIDO DEMANDO EN CORTE. POR FAVOR MIRA PAPELE ESCRITA.

FILE NO. 32-8802 32-8802

THE PHILADELPHIA MUNICIPAL COURT

LT CLAIM NO. LT-12-08-30-7131 11/08/2012

LISA JONES 5917 N. MASCHER ST APT #1 PHILADELPHIA, PA 19120	<i>Plaintiff(s)</i>
LISA BOOKER AKA/DBA: & ALL OCCUPANTS 2616 W. ARIZONA ST PHILADELPHIA, PA 19132	<i>Defendant(s)</i>

Notice Concerning Personal Property Left in the Rental Property

If you vacate the rental property and leave personal property behind in the rental property, you have ten days to contact your landlord about your intentions concerning the removal of that personal property. Your landlord is obligated to retain your personal property for thirty days if you make such a request within ten days of vacating the rental property. If no such request is made within the ten-day period, your landlord may dispose of the personal property at the end of the ten-day period. Additionally, you may be held responsible for the costs of removal or storage of your personal property after the landlord has the right to dispose of such property. Section 505.1 of the Landlord and Tenant Act of 1951 ("Act"), Act of April 6, 1951, P.L. 69, as amended, 68 P.S. § 505.1, which may be found at the following internet address: <http://legiscan.com/gaits/text/258789>.

Property Address: 2616 W. ARIZONA ST, PHILADELPHIA, PA 19132

ALIAS WRIT OF POSSESSION

FOR USE ONLY WITH ALIAS

LANDLORD/AGENT TO BE RESPONSIBLE FOR GOODS LEFT ON PREMISES AND POSSESSION GIVEN AS COMMANDED WITHIN WRIT.

DATED: _____ BY LANDLORD/AGENT

Date Alias Generated: 11/08/2012 Date Writ Served: _____

May 22, 07

Dear Lisa Hopes-Booker,

This letter serves as a reminder that since you and your husband couldn't get any of the utilities in your name & since that I would get the utilities in my name, but you're still responsible for paying for your own utilities, and in the event that you move and still cant a balance, the balance is still yours to pay; Therefore, please try to keep your bills current.

Thank you,
Lisa Jones
267-226-1002

Lisa Hopes
215 989 7814

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAEDEASE JONES, Notary Public
City of Philadelphia, Phila. County
My Commission Expires September 11, 2010

Maedea Jones

RENT RECEIPT

No. _____ 03/03/12 19__

Received from LISA JAMES

_____ Dollars

For Rent of \$600.00 DEPOSIT

From 03/03/12 To _____

\$ _____ Jan Wiggins

RENTAL AGREEMENT FOR ONE YEAR

818 n 5th st, Philadelphia, Pa 19123 Phone #215- 238- 8987.

This agreement made this 03/03/2012 Friday at 3:00pm between

Name(s) LISA JONES

Phone (67) 231-7184

Address 818 N. 5TH ST PHILA., PA. 19123

(here in after called the Tenants) and {Joe Wiggins} (here in after called the Landlord) concerning the term rental of the property located at {818 n 5th st}

Total people in renting party: 1. Adults: Lisa Jones not to exceed (2) Rental period begins at 3 pm on 03/03/2012 and ends at 11 am on 03-03-2013.

Total Rental Amount: \$ 600.00 (per month)

Add Security Deposit: \$600.00 (refundable according to the Terms of the Agreement).

Total Amount Due: \$1200

Deposit due with signed agreement: \$ 600 (security

1. The Landlord have the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall give 30 days notice of new lease at the expiration time and date of this agreement.

2. Tenant are responsible for utilities. Water, ^{Gas} and Electric Emergency medical and police service can be called by dialing 911.

3. The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings.

4. The Tenants shall dispose of all waste material generated during the rental period in a lawful manner and put the trash in the bins along the curb during their stay for pickup. Friday the garbage is picked up early morning. Tenant is cautioned not to leave trash outside for long periods of time because it attracts animals.

18. Valuable items left behind by tenant will be held for the tenant and every reasonable effort will be made to contact the tenant for return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. The Landlord shall not be help liable for condition of said items.

19. Cable TV is provided and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content, or personal preferences with regard to cable TV service.


20. High speed wireless internet is provided as a convience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.

21. Tenant agrees that Air conditioning shall not be set below 75 degrees and heat shall not be set above 78, and that the fan setting shall be "Auto". Doors and windows shall be closed when either heat or air conditioning is in operation.

Please fill out and sign 2 (two) copies of this Agreement and return both copies to Landlord. One executed original will be given back to you.

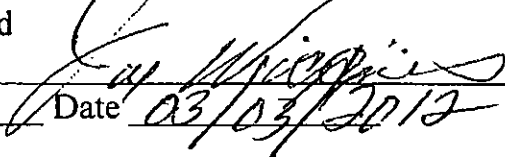
Landlord address: {Joe Wiggins}, {144 N Paxon St. Phila. Pa, 19139}

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant: 
Date 03-03-2012

Tenant _____
Date _____

Landlord _____
Date _____

Landlord 
Date 03/03/2012

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(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____ Date _____

Tenant _____ Date _____

Landlord *Joe Wiggins* Date *03/03/12*

Landlord _____ Date _____