

Eviction Defense in Magisterial District Court 31-1-01 Landlord Tenant Eviction Cases

- DEVELOPING A “LAWYER FOR A DAY” PROGRAM
- LIMITED SCOPE REPRESENTATION
- PILOT RIGHT TO COUNSEL THROUGH GRANT FROM PHARE – 2 YEAR PROJECT

NPLS representation at one MDJ in Allentown

August 2022 –November 2022

Scheduled	Appeared	Declined	Failed to Appear	Not Eligible	Represented	
328	171	57	159	5	119	
Continued	Dismissed	Withdrawn	Cross Complaint	Judgment for Tenant	Total	
39	10	6	1	9	59	
Possession for LL/full damages	Possession for LL/reduced damages	Judgment for LL/no Possession	Judgment Paid/satisfied in court	Pay and Stay Judgment	3 Day Decision	Total
6	5	5	5	35	4	60

- There are two types of judgments for possession: Possession Granted, or Possession Granted unless Money Judgment Satisfied (Pay and Stay).
- The magistrate may also enter a judgment for damages with no possession, reduce the damages requested, or find in favor of the tenant and enter judgment in their favor.
- 5 tenants were able to pay in court, and others with pay and stay directed and assisted with payment plans or rental assistance.
- In 19 cases, the cases were withdrawn or dismissed, which normally can be re-file and 9 were judgments for tenants.



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