



**LANDLORD/TENANT
COMPLAINT**

Mag. Dist. No:	MDJ-51-3-04
MDJ Name:	Honorable Mark D. Beauchat
Address:	Adams County Human Services Building 525 Boyds School Road Suite 800 Gettysburg, PA 17325
Telephone:	717-337-3870

LANDLORD: _____ NAME and ADDRESS _____

TENANT: _____ v. _____ NAME and ADDRESS _____

	AMOUNT	DATE PAID
FILING COSTS	\$ _____	/ / _____
POSTAGE	\$ _____	/ / _____
SERVICE COSTS	\$ _____	/ / _____
CONSTABLE ED.	\$ _____	/ / _____
TOTAL	\$ _____	/ / _____

Docket No:
Case Filed:

Pa.R.C.P.M.D.J. No. 206 sets forth those costs recoverable by the prevailing party.

TO THE TENANT: The above named landlord(s) asks judgment together with costs against you for the possession of real property and for:

Lease is Residential Nonresidential Monthly Rent \$ _____ Security Deposit \$ _____

A determination that the manufactured home and property have been abandoned.
A Request for Determination of Abandonment (Form MDJS 334) must be completed and submitted with this complaint.

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 \$ _____

THE LANDLORD FURTHER ALLEGES THAT: Total: \$ _____

- The location and the address, if any, of the real property is: _____
- The party filing the complaint is the landlord of that property.
- The landlord 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: _____ or, _____
- Rent reserved and due has, upon demand, remained unsatisfied.
- You retain the real property and refuse to give up to 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.

I certify this filing complies with the UJS Case Records Public Access Policy.

(Signature of Landlord)

The landlord's attorney shall file an entry of appearance with the magisterial district court pursuant to Pa.R.C.P.M.D.J. 207.1

IF YOU HAVE A DEFENSE to this complaint you may present it at the hearing. IF YOU HAVE A CLAIM against the landlord 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 the complaint form at the 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.