

07-234-CD
James Hansloven vs Pearl Evans

James Hansloven vs Pearl Evans
2007-234-CD

COMMONWEALTH OF PENNSYLVANIA

COURT OF COMMON PLEAS

Judicial District, County Of

46TH

NOTICE OF APPEAL

FROM

DISTRICT JUSTICE JUDGMENT

COMMON PLEAS No. 2007-234-CD

NOTICE OF APPEAL

Notice is given that the appellant has filed in the above Court of Common Pleas an appeal from the judgment rendered by the District Justice on the date and in the case referenced below.

NAME OF APPELLANT James Hanslow		MAG. DIST. NO. 46-3-03	NAME OF D.J. Michael Rudek	
ADDRESS OF APPELLANT 142 KNOX Road Maple		CITY	STATE	ZIP CODE
DATE OF JUDGMENT 12-12-07		IN THE CASE OF (Plaintiff) James Hanslow vs (Defendant) Peirl Evans		
DOCKET No. CV-0000004-07		SIGNATURE OF APPELLANT OR ATTORNEY OR AGENT James Hanslow		

This block will be signed ONLY when this notation is required under Pa. R.C.P.D.J. No. 1008B.

This Notice of Appeal, when received by the District Justice, will operate as a SUPERSEDEAS to the judgment for possession in this case.

If appellant was Claimant (see Pa. R.C.P.D.J. No. 1001(6) in action

before a District Justice, A COMPLAINT MUST BE FILED within twenty (20) days after filing the NOTICE of APPEAL.

Signature of Prothonotary or Deputy

FILED
0/10:15cm
FEB 15 2007
mailed
2-15-07
Rudek
MDT
Pile
deft
\$85.00

PRAECIPE TO ENTER RULE TO FILE COMPLAINT AND RULE TO FILE

William A. Shaw

(This section of form to be used ONLY when appellant was DEFENDANT (see Pa.R.C.P.D.J. No. 1001(7) in action before District Justice. IF NOT USED, detach from copy of notice of appeal to be served upon appellee.

PRAECIPE: To Prothonotary

Enter rule upon _____ appellee(s), to file a complaint in this appeal

Name of appellee(s)

(Common Pleas No. _____) within twenty (20) days after service of rule or suffer entry of judgment of non pros.

Signature of appellant or attorney or agent

RULE: To _____, appellee(s)

Name of appellee(s)

(1) You are notified that a rule is hereby entered upon you to file a complaint in this appeal within twenty (20) days after the date of service of this rule upon you by personal service or by certified or registered mail.

(2) If you do not file a complaint within this time, a JUDGMENT OF NON PROS MAY BE ENTERED AGAINST YOU.

(3) The date of service of this rule if service was by mail is the date of the mailing.

Date: _____, 20

Signature of Prothonotary or Deputy

YOU MUST INCLUDE A COPY OF THE NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THIS NOTICE OF APPEAL.

PROOF OF SERVICE OF NOTICE OF APPEAL AND RULE TO FILE COMPLAINT

(This proof of service MUST BE FILED WITHIN TEN (10) DAYS AFTER filing of the notice of appeal. Check applicable boxes.)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____; ss

AFFIDAVIT: I hereby (swear) (affirm) that I served

☐ a copy of the Notice of Appeal, Common Pleas No. _____, upon the District Justice designated therein on
(date of service) _____, 20____, ☐ by personal service ☐ by (certified) (registered) mail,
sender's receipt attached hereto, and upon the appellee, (name) _____, on
_____, 20____ ☐ by personal service ☐ by (certified) (registered) mail,
sender's receipt attached hereto.

(SWORN) (AFFIRMED) AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____, 20____.

Signature of affiant

Signature of official before whom affidavit was made

Title of official

My commission expires on _____, 20____.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.: **46-3-03**
MDJ Name: Hon. **MICHAEL A. RUDELLA**
Address: **131 ROLLING STONE ROAD**
PO BOX 210
KYLERTOWN, PA
Telephone: **(814) 345-6789** **16847-0444**

MICHAEL A. RUDELLA
131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA 16847-0444

**NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE**

PLAINTIFF: **EVANS, PEARL**
140 6TH ST.
HAWK RUN, PA 16840

VS.
DEFENDANT: **HANSLOVAN, JAMES**
142 KNOX RUN RD.
MORRISDALE, PA 16858

Docket No.: **CV-0000004-07**
Date Filed: **1/16/07**



THIS IS TO NOTIFY YOU THAT:

Judgment: **FOR PLAINTIFF** (Date of Judgment) **2/12/07**

- ☒ Judgment was entered for: (Name) **EVANS, PEARL**
- ☒ Judgment was entered against: (Name) **HANSLOVAN, JAMES**
in the amount of \$ **300.00**

- ☐ Defendants are jointly and severally liable.
- ☐ Damages will be assessed on Date & Time _____
- ☐ This case dismissed without prejudice.
- ☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127
\$ _____
- ☐ Portion of Judgment for physical damages arising out of
residential lease \$ _____

Amount of Judgment	\$ 300.00
Judgment Costs	\$.00
Interest on Judgment	\$.00
Attorney Fees	\$.00
Total	\$ 300.00
Post Judgment Credits	\$ _____
Post Judgment Costs	\$ _____
Certified Judgment Total	\$ 300.00

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGEMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

2-12-07 Date **MA Rudella**, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.
2/15/07 Date **MA Rudella**, Magisterial District Judge

My commission expires first Monday of January, **2012**.

SEAL

AOPC 315-06

DATE PRINTED: 2/13/07 10:15:00 AM

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

**NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE**

Mag. Dist. No.: **46-3-03**
MDJ Name: Hon. **MICHAEL A. RUDELLA**
Address: **131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA**
Telephone: **(814) 345-6789** **16847-0444**

PLAINTIFF: **EVANS, PEARL**
**140 6TH ST.
HAWK RUN, PA 16840**

VS.
DEFENDANT: **HANSLOVAN, JAMES**
**142 KNOX RUN RD.
MORRISDALE, PA 16858**

**MICHAEL A. RUDELLA
131 ROLLING STONE ROAD
PO BOX 210
KYLERTOWN, PA 16847-0444**

Docket No.: **CV-0000004-07**
Date Filed: **1/16/07**
2007-234-CD



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Judgment: **FOR PLAINTIFF** (Date of Judgment) **2/12/07**

- ☒ Judgment was entered for: (Name) **EVANS, PEARL**
- ☒ Judgment was entered against: (Name) **HANSLOVAN, JAMES**
in the amount of \$ **300.00**
- ☐ Defendants are jointly and severally liable.
- ☐ Damages will be assessed on Date & Time _____
- ☐ This case dismissed without prejudice.
- ☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127
\$ _____
- ☐ Portion of Judgment for physical damages arising out of
residential lease \$ _____

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Total	\$ 300.00
Post Judgment Credits	\$ —
Post Judgment Costs	\$ —
Certified Judgment Total	\$ 300.00

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FILED

FEB 21 2007

William A. Shaw (6K)
Prothonotary/Clerk of Courts

2-12-07 Date *MARUDELLA*, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.
2/16/07 Date *MARUDELLA*, Magisterial District Judge

My commission expires first Monday of January, **2012**

SEAL

AOPC 315-06

DATE PRINTED: 2/13/07 10:15:00 AM

FILED
FEB 21 2007
Prothonotary/Clerk of Courts
William A. Shaw

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

EVANS, PEARL

Plaintiff,

vs.

HANSLOVAN, JAMES

Defendant

NO: 2007-234-CD

COMPLAINT IN CIVIL ACTION

Plaintiff's Address & Ph. Number:

140 6TH ST.

HAWK RUN, PA 16840

Defendant's Address & Ph. Number:

142 KNOX RUN RD.

MORRISDALE, PA 16858

FILED

MAR 02 2007

01 12:05/445

William A. Shaw
Prothonotary/Clerk of Courts

2 CENT. PUFF.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

<u>EVANS, PEARL</u>	:	
Plaintiff,	:	
	:	
	:	
	:	
vs.	:	NO:
	:	
	:	COMPLAINT IN CIVIL ACTION
<u>HANSLOVAN, JAMES</u>	:	
Defendant	:	
	:	
	:	

COMPLAINT AND NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CLEARFIELD COUNTY COURT ADMINISTRATION
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641

PLAINTIFF'S COMPLAINT FOR MONEY DAMAGES

AND NOW, comes the PLAINTIFF, PEARL EVANS, and avers as follows:

1. SEE ATTACHED PAGE

- 1.) The address of the Trailer was 135 Lamb Drive, Morrisdale, Pa. 16858. There was a written lease (See attachment 1).
- 2.) The rental deposit amount was \$375.00
- 3.) The date I moved out was September 15th, 2006
- 4.) I paid a cleaning person \$80.00 when I moved out to clean the trailer top to bottom. She provided a written and signed statement/ invoice for her services. It explains the condition of the trailer, etc. (See attachment 2)
- 5.) I moved out on September 15th, 2006. I was away through the month of October on vacation. When I came back on November 3rd, 2006, I verbally requested, in person, for my deposit back.
- 6.) My landlord replied that the individual that was living with me in the trailer owed him two weeks worth of rent. I wrote him a letter, and gave it to him in person. It stated that if she owed two weeks worth of rent to just take it out of my deposit and give me the remaining amount back. (See attachment 3). He read the letter and replied "Take me to court" and threw the letter back in my lap.
- 7.) I filed a complaint at the magisterial district court on January 16th, 2007 (See attachment 4).
- 8.) On February 12th, 2007, the hearing was held and the decision went in my favor in the amount of \$300.00
- 9.) I received the appeal through the mail on February 15th, 2007.
- 10.) Pursuant to 68 P.S. Sec. 250.512, I am requesting double the amount of my deposit.

411

Tenant Agreement

To become or remain a tenant in the Hanslovan Trailer Park, the tenant agrees to the following:

1. To obtain a township building permit to move into or move out of the trailer park.
2. To give the park owner at least 30 days written notice prior to moving a trailer out of the trailer park.
3. To pay all taxes, utilities, and rental on or before the due date, and prior to moving the trailer from the trailer park.
4. To pay an overcharge of \$10.00 per month for rent due the park owner that is not paid by the 15th of the month.
5. To not hold the park owner responsible for any damages, either personal or property, that are incurred by the tenants, their families, or others.
6. To pay for all water consumed on a monthly basis payable at the rate and conditions established by the water company.
7. To maintain the trailer lot in an orderly and safe manner, to cut the grass, and to prevent the accumulation of rubbish, garbage, and disabled vehicles.
8. To maintain the trailer in a safe and attractive condition, and to keep it painted, skirted, and clean.
9. To live in the trailer part in a friendly and considerate manner, with no fighting, profane language, or loud noises.
10. To operate motor vehicles in the trailer park in a safe manner at maximum speeds of less than 10 miles per hour.
11. To limit the occupants of any trailer to only one family.
12. To require all adults who live in the trailer to sign a copy of this tenant agreement.

Tenant Husband Signature _____ Date _____

Tenant Wife Signature _____ Date _____

Single Tenant Signature _____ Date _____

LOT # 15 METER # 69 992 5-15
 RENT \$375⁰⁰ PER MONTH \$325⁰⁰ SECURITY
 3/4 TANK FUEL
 Sewage 30, PER MONTH
 Water Metered
 James J. Handman

15

915
 765 2641
 Box 135

5995

To whom it may concern

I clean horses for a living
I get \$10 an hr.
I cleaned the trailer at
Hardscoren trailer court lot 15
when Pearl & Bertha moved in

I spent 2 days doing the wall &
cubboards he even told them
how clean it was & smelled

I also cleaned when Bertha
moved out I spent Sunday Oct 8
from 2:00 PM till 6:00 PM cleaning &
shampooing rugs I also made
sure both porches were swept &
clean.

Robin Smith

Mr Handsome

I would like to get my Deposit
that I put down on Trailer when
I moved in.

If Jane owes you any money
take it out & give me the rest
Jane didnt have any thing to
do with the Deposit. She told
you that herself. Thank You
Pearl Evans

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

CIVIL COMPLAINT

Mag. Dist. No.:

46-3-03

MDJ Name: Hon.

MICHAEL A. RUDELLA

Address: **131 ROLLING STONE ROAD
PO BOX 210**

KYLERTOWN, PA

16847-0444

Telephone: **(814) 345-6789**

PLAINTIFF:

NAME and ADDRESS

PEARL EVANS
140-6th St
How Run 6016840

DEFENDANT:

VS.

NAME and ADDRESS

Jim HANDSHOVEN
KNOX RUN RD
LANCE Pa

FILING COSTS

\$

AMOUNT

DATE PAID

POSTAGE

\$

SERVICE COSTS

\$

CONSTABLE ED.

\$

TOTAL

\$

Docket No.:

CV-4-07

Date Filed:

1-16-07



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 \$ **375.00** together with costs upon the following claim (Civil fines must include citation of the statute or ordinance violated):

He owes me my down Paset I put on trailers when I moved.

PEARL EVANS

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.

Pearl Evans

(Signature of Plaintiff or Authorized Agent)

Plaintiff's Attorney:

Address:

Telephone:

IF YOU INTEND TO ENTER A DEFENSE TO THIS COMPLAINT, YOU SHOULD 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 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.

WHEREFORE, Plaintiff prays for judgment in its favor and against Defendant,
JAMES HANSLOVAN, in the amount of \$ 750.00 plus costs.

By: Pearl Enns
Plaintiff

I verify that the statements made in this Request for Hearing are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

PEARL EVANS
Plaintiff

Dated: 3/2/07

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

EVANS, PEARL
Plaintiff,

vs.

HANSLOVAN, JAMES
Defendant

NO:

COMPLAINT IN CIVIL ACTION

ORDER

AND NOW, this _____ day of _____, _____, upon consideration
of the foregoing petition, it is hereby ordered that

- 1) a rule is issued upon the respondent to show cause why the petitioner is not entitled to the relief requested;
- 2) the respondent shall file an answer to the petition within _____ days of this date;
- 3) the petition shall be decided under Pa.R.C.P. No. 206.7;
- 4) argument shall be held on _____, _____ in Courtroom _____ of the Clearfield County Courthouse; and
- 5) notice of the entry of this order shall be provided to all parties by the petitioner.

BY THE COURT:

Judge

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

_____	:	
Plaintiff,	:	
	:	
	:	
vs.	:	NO:
	:	
	:	COMPLAINT IN CIVIL ACTION
_____	:	
Defendant	:	
	:	
	:	

PROOF OF SERVICE

The undersigned hereby certifies that on the below stated date, she served a true and correct copy of the within Complaint, by mailing same to Defendant by regular first-class mail, postage pre-paid, addressed as follows, which service satisfies the requirements of Pa. R.C.P. No. 440:

_____	BY: _____
Date	Plaintiff

PENNSYLVANIA STATUTES, ANNOTATED BY LEXISNEXIS(R)

*THIS DOCUMENT IS CURRENT THROUGH ACT 151 OF THE REG SESSION AND ACT
1 OF THE SP. LEGISLATIVE SESSION*

42 PA.C.S. 7101 through 42 PA.C.S. 20000 are current through 2006-178
*** FEBRUARY 8, 2007 ANNOTATION SERVICE ***

PENNSYLVANIA STATUTES
TITLE 68. REAL AND PERSONAL PROPERTY
CHAPTER 8. LANDLORD AND TENANT
LANDLORD AND TENANT ACT OF 1951
ARTICLE V. RECOVERY OF POSSESSION

♦ **GO TO CODE ARCHIVE DIRECTORY FOR THIS JURISDICTION**

68 P.S. § 250.512 (2006)

§ 250.512. Recovery of improperly held escrow funds

(a) Every landlord shall within thirty days of termination of a lease or upon surrender and acceptance of the leasehold premises, whichever first occurs, provide a tenant with a written list of any damages to the leasehold premises for which the landlord claims the tenant is liable. Delivery of the list shall be accompanied by payment of the difference between any sum deposited in escrow, including any unpaid interest thereon, for the payment of damages to the leasehold premises and the actual amount of damages to the leasehold premises caused by the tenant. Nothing in this section shall preclude the landlord from refusing to return the escrow fund, including any unpaid interest thereon, for nonpayment of rent or for the breach of any other condition in the lease by the tenant.

(b) Any landlord who fails to provide a written list within thirty days as required in subsection (a), above, shall forfeit all rights to withhold any portion of sums held in escrow, including any unpaid interest thereon, or to bring suit against the tenant for damages to the leasehold premises.

(c) If the landlord fails to pay the tenant the difference between the sum deposited, including any unpaid interest thereon, and the actual damages to the leasehold premises caused by the tenant within thirty days after termination of the lease or surrender and acceptance of the leasehold premises, the landlord shall be liable in assumpsit to double the amount by which the sum deposited in escrow, including any unpaid interest thereon, exceeds the actual damages to the leasehold premises caused by the tenant as determined by any court of record or court not of record having jurisdiction in civil actions at law. The burden of proof of actual damages caused by the tenant to the leasehold premises shall be on the landlord.

(d) Any attempted waiver of this section by a tenant by contract or otherwise shall be void and unenforceable.

(e) Failure of the tenant to provide the landlord with his new address in writing upon termination of the lease or upon surrender and acceptance of the leasehold premises shall relieve the landlord from any liability under this section.

(f) This section shall apply only to residential leaseholds and not to commercial leaseholds.



MidPenn Legal Services

205 Lakemont Park Blvd., Altoona, PA 16602

Phone 814-943-8139 FAX 814-944-2640

Toll-Free 800-326-9177

www.midpenn.org

February 26, 2007

Pearl Evans

140 6th St.

Hawk Run, PA 16840

342-4015

Dear Ms. Evans:

Thank you for participating in MidPenn Legal Services' phone advice program. You called our office on February 20, 2007 for help with a lawsuit against your landlord. You told me that you moved out of a trailer in mid-September of 2006. Subsequently, your landlord refused to return your deposit on the grounds that your roommate had stayed in the trailer for a longer period of time and a window had been broken. You filed a lawsuit at the Magisterial District Court level and were successful in obtaining a judgment against your landlord for \$300 on February 12, 2007. Your landlord has appealed that judgment to the Court of Common Pleas. You called our office seeking advice on how to proceed.

We discussed the fact that you will again need to prove your case against your landlord at the Common Pleas level. The first step you will need to take is to file a complaint at the Clearfield County Court of Common Pleas. This complaint must be filed within twenty days of the date of service upon you of your landlord's appeal notice. Attached are the forms you will need to use in order to file that complaint. What follows are the steps you will need to take in filling out that complaint:

Page 1:

- fill in your name on the line for "plaintiff"
- fill in your landlord's name on the line for "defendant"
- fill in your address and ph number on the blanks provided for "plaintiff"
- fill in your landlord's address and ph. number on the blanks provided for "defendant"

Page 2:

- fill in your name on the line for "plaintiff"
- fill in your landlord's name on the line for "defendant"

Page 3:

- fill in your name on the blank after “plaintiff”
- write out your complaint in the space provided using separate, numbered paragraphs for each fact. Add additional sheets of paper as needed. For example, you might make the following points:
 - o 1. state the address of the trailer and the agreement between you and landlord while you lived there (i.e. whether it was written lease, oral lease, the length of the lease, etc.)
 - o 2. Specify the amount of the rental deposit.
 - o 3. state the date you moved out
 - o 4. state the condition in which you left your trailer
 - o 5. state when you requested your deposit, whether you provided your landlord with your new address, and how that request was made (written request, verbal request, etc.)
 - o 6. state your landlord’s response to that request
 - o 7. state the date that you filed a complaint at the magisterial district court
 - o 8. state the date of the decision you received at magisterial district court and what that decision was
 - o 9. state the date that you received your landlord’s notification of appeal.
 - o 10. state that pursuant to 68 P.S. Sec. 250.512 you are requesting double the amount of your deposit.
 - I have attached for you the relevant law that states if a landlord unfairly withholds a deposit, the tenant may request double the deposit

Page 4:

- sign on the line above plaintiff
- fill in the date with the date you file the papers at court

Page 5:

- fill in your name on the line for “plaintiff”
- fill in your landlord’s name on the line for “defendant”
- leave all of the other blanks empty—this is for the Court to fill in

Page 6:

- fill in your name on the line for “plaintiff”
- fill in your landlord’s name on the line for “defendant”
- fill in your landlord’s name and address on the blanks provided in the middle of the page
- sign on the line above plaintiff
- fill in the date with the date you mail the papers to the landlord


Once you have filled out the Complaint, you will need to make two copies and take all of your documents to the Prothonotary's office at the Clearfield County Court of Common Pleas. They will keep one copy and return two copies to you. You will need to send a copy to your landlord and keep a copy for yourself. The Court will send you an Order with a hearing date and time. You will need to send a copy of this Order to your landlord as well. **It is very important that you send a copy of the complaint and a copy of the order to your landlord.**

You will need to appear at the Courthouse at the date and time specified on the Order that the Court sends you. At this time you will need to be prepared to again prove that your landlord owes you the deposit. You should make plans to have the witnesses that testified for you in Magisterial District Court appear at this hearing as well and testify for you.

Enclosed is a client survey we request you complete and return in the postage-paid, self-addressed envelope. A copy of the latest edition of our newsletter, KEYNOTES, is provided for your information.

I hope you find this information useful. I will hold your file open until March 12th in case you have additional questions. Thank you for your attention to this matter.

Sincerely,


Evangeline Wright
Attorney at Law

Enc.

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

FILED

MAR 07 2007

0/12:35/W

William A. Shaw
Prothonotary/Clerk of Courts

Pearl Evan

(Plaintiff)

CIVIL ACTION

6th Hawk Run Apartment

(Street Address)

No. 2007-234-CD

Hawk Run Penna

(City, State ZIP)

Type of Case: _____

Type of Pleading: DIS CONTINUED

vs.

James Hanslow

(Defendant)

Filed on Behalf of:

James Hanslow
(Plaintiff/Defendant)

142 KNIX Run Road

(Street Address)

MORRISDALE PA 16858

(City, State ZIP)

James Hanslow
(Filed by)

(Address)

(Phone)

(Signature)

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

Perel Evans

Plaintiff,

vs.

NO:

COMPLAINT IN CIVIL ACTION

James Henslow

Defendant

Case # 2007-234-CD

PROOF OF SERVICE

The undersigned hereby certifies that on the below stated date, she served a true and correct copy of the within Complaint, by mailing same to Defendant by regular first-class mail, postage pre-paid, addressed as follows, which service satisfies the requirements of Pa. R.C.P. No. 440:

I Perel Evans have settled Case # 207-234-CD
with Defendant James Henslow

BY:

Plaintiff

Date

J Perel

Prothonotary/Clerk of Courts
William A. Shaw

MAR 07 2007

FILED