

# Eviction Court Advice

## Hearing Room 3 or Hearing Room 5

### Where do I go?

Municipal Court is at **1339 Chestnut St on the 6<sup>th</sup> Floor.**

### What should I bring?

Any documents that relate to the reason your landlord is trying to evict you.

Example: lease, rent receipts, utility bills, photos, letters or texts to or from the landlord.

### What are my options in court?

**Sign a Judgment by Agreement.**

- Do not sign an agreement unless you agree and can keep it.
- If you sign an agreement, it is final. You cannot appeal.
- If you break the agreement, the landlord can evict you.

OR

**Have a hearing in front of a judge.**

- You have the right to have a hearing in front of a judge instead of signing an agreement.
- You can present your evidence and defenses to the judge.
- If you lose, you must appeal within 10 days of the judgment if you want to stop the eviction.

OR

**Ask for a continuance.**

- You can get the hearing postponed if you need an interpreter.
- You can ask for the hearing to be postponed to get a lawyer, but the landlord may object.

