

**IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PENNSYLVANIA
CIVIL DIVISION**

IN RE: ADOPTION OF COURT : ADMINISTRATIVE ORDER NO. 101
ACTION TO REDUCE :
EVICCTIONS PROGRAM :

ORDER

And now, this 22nd day of July, 2021, upon consideration of:

1. the continuing economic effects of the ongoing COVID-19 pandemic, including with particular relevance to this order, job losses and the attendant income reduction or elimination for those who have lost employment, many of whom rely on residential rental properties to provide shelter for themselves and their families;
2. the potential negative impacts upon individuals, families and general public health caused by eviction for those who due to the above economic effects of the COVID-19 pandemic have been unable make the timely payments required to maintain their residential rental arrangement;
3. the pending July 31, 2021, expiration of the CDC Order originally issued on September 1, 2020, and most recently extended on June 24, 2021, which stays all residential evictions for non-payment of rent upon submission of a declaration in compliance with the Order;
4. the existence of available government funds to assist both tenants facing eviction and landlords whose rental income has been reduced or eliminated due to the combination of the economic effects of the COVID-19 pandemic and the stay on evictions imposed by the CDC Order; and
5. the valuable work of the Bucks County Emergency Rental Assistance (“BERA”) program and other similar organizations for the benefit of tenants and landlords in both educating the public regarding the availability of government assistance, and securing delivery of funds to satisfy past and ongoing rental obligations in appropriate cases;

it is ORDERED and DECREED that the Court Action to Reduce Evictions program is adopted as follows:

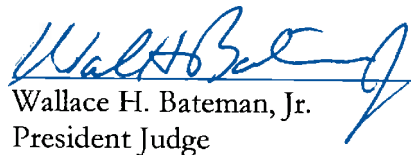
1. At any time subsequent to commencement of an action for recovery of possession of residential real property for non-payment of rent, any party to the action, or BERA upon consent of a party to the action, may submit a request to the presiding Magisterial District

Judge for a stay of proceedings, which request shall be signed by a representative of BERA and certify that the defendant has submitted an application for emergency rental assistance. Upon receipt by the Magisterial District Judge of such a request, all proceedings, including pending execution on any order of possession, shall be stayed for 30 days.

2. If a request for stay pursuant to this order is not submitted by or not signed by a representative of BERA, the Magisterial District Judge, if satisfied that a good faith application for rental assistance has been or will be submitted to BERA or another comparable assistance agency, may stay the matter in her or his sole discretion for 30 days.
3. In the Magisterial District Judge's sole discretion, a stay pursuant to this order may be extended for an additional 30 days upon request or *sua sponte*. One such extension of the stay may be granted; no further extension is permitted. No stay shall exceed a total of 60 days, and only one stay pursuant to this order may be imposed in any action.
4. A stay pursuant to this order shall be imposed only in actions for recovery of possession of residential real property for non-payment of rent in which an application for rental assistance has been submitted to BERA or another comparable assistance agency. Nothing herein shall be construed to require imposition of a stay in actions brought for reasons other than non-payment of rent or actions in which no application for rental assistance has been submitted.
5. A stay imposed pursuant to this order prior to expiration of the order shall survive the expiration of the order and may be extended as permitted above. Said stay shall expire 30 or 60 days from imposition as directed herein.

This order shall be effective August 1, 2021, and shall expire on December 31, 2021, unless extended by further order of Court.

BY THE COURT:


Wallace H. Bateman, Jr.
President Judge