

Following a lawsuit brought against the City of Philadelphia by the Apartment Association of Greater Philadelphia, the Rental Suitability Certificate requirement was suspended until further notice. Currently courts do not enforce this requirement. See below copy of the decision of the Court of Common Pleas, and some background information from the Apartment Association of Greater Philadelphia.

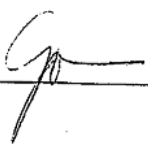
THE APARTMENT ASSOCIATION OF GREATER PHILADELPHIA,	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY
	:	CIVIL ACTION - EQUITY
	:	OCTOBER TERM, 2006
Plaintiff,	:	
v.	:	TRIAL DIVISION
THE CITY OF PHILADELPHIA,	:	
	:	NO. 000276
Defendant.	:	
Consolidated with	:	
THE HOMEOWNER'S ASSOCIATION OF PHILADELPHIA	:	
	:	
v.	:	
THE CITY OF PHILADELPHIA	:	NO. 003350

PURSUANT TO P.S.C.R. 236(b)  
APR 17 2008  
FIRST JUDICIAL DISTRICT OF PA  
USER ID: *[Signature]*

ORDER

AND NOW, this 17 day of April, 2008, upon stipulation of all the parties in these consolidated cases, it is hereby DECREED, ADJUDGED, and ORDERED that the City of Philadelphia, and any Court having jurisdiction over any of these matters, shall refrain from enforcing the provisions of Philadelphia Bill No. 060010-A, amending §102.6.4 of the Property Maintenance Section of the Philadelphia code, until such section of the Code is amended by further action of Philadelphia City Council, or the subject of a Regulation promulgated by the Department of Licenses and Inspections and agreeable to the Plaintiffs herein, or until further Order of this Court.

At the expiration of 90 days from the date of this Order, any party may move the matter for hearing before the Court, unless the within stipulation is extended or revised by further stipulation and agreement of the parties.

  
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J.