

IN THE COURT OF COMMON PLEAS OF MIFFLIN COUNTY, PENNSYLVANIA

IN RE: GENERAL STATEWIDE	:	CP-44-CV-2-2020
JUDICIAL EMERGENCY	:	NO. 52 MM 2020

ADMINISTRATIVE ORDER

AND NOW, this 5th day of January, 2021, effective immediately, in accordance with President Trump's Temporary Halt in Residential Evictions to Prevent the Spread of COVID-19 Order, dated December 27, 2020, the Court hereby **ORDERS** the following:

- (1) The notice requirements mandated by Act 6 and Act 91 are stayed until January 31, 2021. All foreclosures requiring compliance with Act 6 and Act 91 cannot commence until January 31, 2021. All foreclosure timelines must be computed with a start date of February 1, 2021, at which point any previously delivered Act 6 and Act 91 notices will be deemed delivered and any foreclosure process may commence. The foreclosure actions requiring Act 6 and Act 91 compliance may proceed from that point forward in the normal course of action.

- (2) The notice requirements mandated by the Landlord and Tenant Act of 1951 and the Manufactured Home Community Rights Act are stayed, thereby tolling the ability to commence the timelines necessary for the initiation of eviction proceedings until January 31, 2021. All eviction proceedings requiring compliance with the Landlord and Tenant Act of 1951 and the Manufactured Home Community Rights Act cannot commence until January 31, 2021. All eviction timelines must be computed with a start date of February 1, 2021, at which point any previously delivered Landlord and Tenant Act of 1951 and Manufactured Home Community Rights Act notices will be deemed delivered and any eviction proceedings may commence. The eviction proceedings requiring compliance with the Landlord and Tenant Act of 1951 and the Manufactured Home Community Rights may proceed from that point forward in the normal course of action.

This order is effective immediately and will remain in effect until January 31, 2021.

BY THE COURT:



DAVID W. BARRON
PRESIDENT JUDGE

c: Local Counsel
Prothonotary/Clerk of Court
Sheriff
Magisterial District Court
File