

# City of Philadelphia



Council of the City of Philadelphia  
Office of the Chief Clerk  
Room 402, City Hall  
Philadelphia

(Resolution No. 090306)

## RESOLUTION

Authorizing Council's Committee on Licenses and Inspection to hold hearings on the impact of L & I Inspections on tenant evictions.

WHEREAS, Tenants who report housing code violations to the Department of Licenses and Inspections (L & I) are increasingly being evicted from their homes; and

WHEREAS, Instead of abating the violation and placing a lien on the property for repayment, L & I has been issuing more Cease and Desist orders which prevent the owner from renting the property while the violation is outstanding. However, abatement of these violations not only avoids injury or displacement of occupants due to dangerous conditions, but also serves as an incentive to solvent landlords who otherwise would not invest their money in costly repairs; and

WHEREAS, When a rental property is under a Cease and Desist order, the tenants are required to vacate the property immediately, without the due process afforded under Landlord-Tenant law and sometimes without any advance notice; and

WHEREAS, Fear of imminent eviction can have a chilling effect on tenants making appropriate reports of housing code violations to the Department of Licenses and Inspections; and

WHEREAS, Cease and Desist Orders contribute to the gentrification of communities by forcibly relocating existing tenants so the property can be sold and re-occupied by higher income tenants; and

WHEREAS, Mortgage companies with rental properties in foreclosure have benefited from the Cease and Desist Order process which empties buildings without the time and expense of the post sheriff sale ejectment process, usually at the expense of the City which tries to provide shelter and relocation services to homeless tenants, *now therefore*,

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*RESOLUTION NO. 090306 continued*

*RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA*, That it hereby authorizes Council's Committee on Licenses and Inspection to hold hearings on the impact of L & I Inspections on tenant evictions.

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*RESOLUTION NO. 090306 continued*

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*RESOLUTION NO. 090306 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the sixteenth of April, 2009.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmembers Jones, Sanchez and Tasco

Sponsored by: Councilmembers Jones, Sanchez, Tasco, Reynolds Brown, Goode, Blackwell, Greenlee, Kenney, DiCicco, Miller and Clarke