

Per Administrative Order 2006-070 PI-CTY, A “Property Manager” defined as a natural person or corporation retained by either an individual or corporate landlord to be responsible for the rental and management of the subject residential property on a day to day basis can file an **uncontested** residential tenant eviction on behalf of the landlord.

In order to file a complaint on behalf of a landlord for **uncontested** residential eviction, a property manager **must attach** to the complaint the Landlord’s written authorization for the property manager to act on the Landlord’s behalf.

Any complaint filed by a property manager shall be brought by and styled with the Landlord as the Plaintiff and signed by the property manager as “property manager for the Plaintiff”.

A residential tenant eviction shall be deemed contested if a hearing is required.

Once a residential eviction action becomes contested, the Landlord must either represent himself or herself or be represented by an attorney.

The property manager cannot represent the Landlord at the hearing.

