



**PHILADELPHIA MUNICIPAL COURT  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Marsha H. Neifield, President Judge Patricia R. McDermott, Deputy Court Administrator

**STATEMENT OF CLAIM**

Code: Return Security - (6)

SC/LT: # SC-13-08-23-5949

LIZA TANIHARA  
1139 S. DORRANCE STREET  
PHILA, PA 19146

OCF REALTY, LLC  
1711 SOUTH STREET  
PHILA, PA 19146

*Plaintiff(s)*

*Defendant(s)*

Service Address (information) if other than above:

*To the Defendant: Plaintiff is seeking a money judgment against the Defendant(s) based on the following claim:*

PLAINTIFF STATES THAT SHE VACATED A PROPERTY OWNED BY THE DEFENDANT LOCATED AT 1130 S. DORRANCE STREET ON OR ABOUT JUNE 28 2013. UPON ENTRY OF THE PROPERTY PLAINTIFF PAID TO THE DEFENDANT THE SUM \$3,100.00 TO BE USED AS SECURITY DEPOSIT AND ALSO A PET DEPOSIT OF \$300.00. PLAINTIFF BELIEVES THE PROPERTY TO BE LEFT IN GOOD CONDITION, AND AS SUCH SEEKS THE RETURN OF HER SECURITY DEPOSIT. PLAINTIFF HAS NOTIFIED THE PLAINTIFF OF DAMAGES TO THE PROPERTY AND THE PLAINTIFF HEREBY DIPUTES THE DEFENDANTS CLAIMS. PLAINTIFF ALSO STATES THAT THE DEFENDANT HAS BEEN OVERCHARGING THE PLAINTIFF MONTHLY WATER BILLS WHICH THE DEFENDANT AGREED TO CREDIT AND RETURN AT THE END OF THE LEASE WHICH WAS NEVER RETURNED. PLAINTIFF PAID \$50.00 PER MONTH AND WAS OVER CHARGED BY \$12.50 PER MONTH, THEREFORE PLAINTIFF IS ALSO SEEKING CLAIM FOR THE AMOUNT OF \$275.00 OF OVER PAYMENTS OF THE WATER BILL. FURTHERMORE THE PLAINTIFF WAS CHARGED AN ADDITIONAL \$25.00 FOR HER EX BOYFRIENDS DOG TO VISIT PERIODICALLY BETWEEN THREE MONTHS FOR A TOTAL OF \$75.00, THE DEFENDANTS CLAIM THE DOG DID DAMAGES TO THE PROPERTY WHICH THE PLAINTIFF DISPUTES. REQUESTS FOR PAYMENTS HAVE BEEN TO NO AVAIL. PLAINTIFF IS NOW SEEKING JUDGMENT IN THE AMOUNT OF \$3,750.00 PLUS COURT COSTS.

**Summons to the Defendant**

You are hereby ordered to appear at a hearing scheduled as follows:

**Citation al Demandado**

Por la presenta, Usted esta dirlijdo a presentarse a la siguiente:

1339 Chestnut Street 6th Floor  
Philadelphia, PA 19107  
Hearing Room: 6

October 7th, 2013

09:15 AM

**Amount Claimed**

|                        |    |                |
|------------------------|----|----------------|
| Principal              | \$ | 3750.00        |
| Interest               | \$ | 0.00           |
| Attorney Fees          | \$ | 0.00           |
| Other Fees             | \$ | 0.00           |
| <b>Subtotal</b>        | \$ | <u>3750.00</u> |
| Service                | \$ | 27.00          |
| State Fee              | \$ | 10.00          |
| Automation Fee         | \$ | 5.50           |
| Convenience Fee        | \$ | 0.00           |
| JCS St. Add. Surcharge | \$ | 11.25          |
| JCS St. Add. Fee       | \$ | 2.25           |
| Court Costs            | \$ | <u>44.00</u>   |
| <b>TOTAL CLAIMED</b>   | \$ | <u>3850.00</u> |

Date Filed: 08/23/2013

I am a plaintiff in this statement of claims action. I hereby verify that I am authorized to make this verification and that the facts set forth above are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities.

*Liza Tanihara*

Signature Plaintiff/Attorney  
Atty ID #:

Address & 1139 S. DORRANCE STREET  
Phone PHILA, PA 19146

NOTICE TO THE DEFENDANT, YOU HAVE BEEN SUED IN COURT.  
PLEASE SEE ATTACHED NOTICES

AVISO AL DEMANDADO LE HAN DEMANDADO EN CORTE. VEA POR FAVOR  
LOS AVISOS ASOCIADOS.

If you wish to resolve this matter without appearing in court, please contact the attorney shown above immediately.