

V EP 9/13

IN THE COURT OF COMMON PLEAS OF
FAYETTE COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA,
By MICHELLE A. HENRY,
ATTORNEY GENERAL,

CIVIL DIVISION
EQUITY

No. 1827 OF 2023, GD

Plaintiff

v.

JOSEPH F. JOHN
JOSEPH F. JOHN II

MOTION FOR
EX PARTE PRELIMINARY
INJUNCTION

Defendants

ORDER

AND NOW, this 13th day of September, 2023, upon consideration of the Motion for Ex Parte Preliminary Injunction filed by the Commonwealth of Pennsylvania, and upon determining that immediate and irreparable injury will be sustained if the Petition is not granted, it is hereby **ORDERED AND DECREED** that such Petition is hereby granted. It is further ordered that:

(a) persons living in homes owned by Defendants pursuant to rent to own contracts or residential lease contracts between Defendants and such persons may pay Defendants all amounts owing under such contracts by check or money order mailed to Joseph F. John's home (and need not be personally delivered in cash to Defendant Joseph F. John's home);

(b) Defendants may not go to or enter any homes that are occupied by persons under rent to own contracts or residential lease contracts without prior express request of such persons,

except in the event of extreme emergency (such as fire or burst water pipes);

(c) Defendants may not request or demand that persons living in homes subject to rent to own or residential lease contracts depart their homes, and Defendants may not initiate legal action to evict or eject consumers, in either case except with prior approval of this Court; and

(d) a hearing shall be held by this Court on 9/18/23 [date] at 3:00 o'clock to determine whether the above injunctive relief should be dissolved or continued preliminarily until an ultimate disposition on the Commonwealth's action is determined by this Court.

Sudar Cordato, J.