



## CAPTION

Landlord Service Bureau, Inc.; Michelle Williams; Collyer Realty Company, d/b/a Galasso Real Estate Services; Santo Policichio; Crown Real Estate and Management Services

v.

The City of Pittsburgh and Council of the City of Pittsburgh

Realtors Association of Metropolitan Pittsburgh, a Pennsylvania Corporation Not for Profit

v.

The City of Pittsburgh

Apartment Association of Metropolitan Pittsburgh, a Pennsylvania Corporation Not for Profit

v.

The City of Pittsburgh, a Home Rule City

Petition of: The City of Pittsburgh and Council of the City of Pittsburgh

## CASE INFORMATION

Initiating Document: Petition for Allowance of Appeal

Case Status: Closed

Journal Number:

Case Category: Civil Case Type(s): Declaratory Judgment

## CONSOLIDATED CASES

## RELATED CASES

## COUNSEL INFORMATION

Attorney: Baumiller, Lawrence Henry  
 City of Pittsburgh, Law Department  
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 414 Grant St Ste 313  
 Pittsburgh, PA 15219  
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 Representing: Council of the City of Pittsburgh, Petitioner  
 Pro Se: No  
 IFP Status:  
 Representing: The City of Pittsburgh, Petitioner  
 Pro Se: No  
 IFP Status:




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**COUNSEL INFORMATION**


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Attorney: Corcoran, John Paul, Jr.  
 Jones, Gregg, Creehan & Gerace, LLP  
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 411 7TH Ave Ste 1200  
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 Representing: Acre of Pittsburgh, Inc., Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Collyer Realty Co., Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Crown Real Estate and Management Services, Inc., Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Galasso Real Estate Services, Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Landlord Service Bureau, Inc., Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Pittsburgh Real Estate Investors Association, Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Policichio, Santo, Respondent  
 Pro Se: No  
 IFP Status:  
 Representing: Williams, Michelle, Respondent  
 Pro Se: No  
 IFP Status:

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Attorney: Dornish, Bradley Scott  
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 Representing: Realtors Association of Metropolitan Pittsburgh, Respondent  
 Pro Se: No  
 IFP Status:

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### COUNSEL INFORMATION

Attorney: Fisher, Lawrence H.

Address: 301 Grant St Ste 270  
Pittsburgh, PA 15219-6405

Phone No: (412) 577-4040

Receive Mail: Yes

Receive EMail: Yes Email:

Representing: Apartment Association of Metropolitan Pittsburgh, Respondent

Pro Se: No

IFP Status:

Representing: Collyer Realty Co., Respondent

Pro Se: No

IFP Status:

Representing: Crown Real Estate and Management Services, Inc., Respondent

Pro Se: No

IFP Status:

Representing: Galasso Real Estate Services, Respondent

Pro Se: No

IFP Status:

Representing: Landlord Service Bureau, Inc., Respondent

Pro Se: No

IFP Status:

Representing: Williams, Michelle, Respondent

Pro Se: No

IFP Status:

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Attorney: Woods, Corrie Allen

Address: Woods Law Offices PLLC  
200 Commerce Dr Ste 210  
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Receive Mail: Yes

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Representing: Apartment Association of Metropolitan Pittsburgh, Respondent

Pro Se: No

IFP Status:

### SUPREME COURT INFORMATION

Appeal From:

Appeal Filed Below:

Probable Jurisdiction Noted: Docketed Date: April 17, 2023

Allocatur/Miscellaneous Granted: Allocatur/Miscellaneous Docket No.:

Allocatur/Miscellaneous Grant Order:

### FEE INFORMATION

Fee Dt	Fee Name	Fee Amt	Receipt Dt	Receipt No	Receipt Amt
04/17/2023	Petition for Allowance of Appeal Filed	90.25	04/17/2023	2023-SUP-W-000852	90.25


**INTERMEDIATE APPELLATE COURT INFORMATION**

Court Name: Commonwealth  
 Date of Order: March 17, 2023  
 Judge(s): McCullough, Patricia  
 Fizzano Cannon, Christine  
 Leavitt, Mary Hannah  
 Intermediate Appellate Court Action: Reversed.  
 Referring Court:

Docket Number: 1026 CD 2021  
 Rearg/Recon Disp Date:  
 Rearg/Recon Disposition:

**AGENCY/TRIAL COURT INFORMATION**

Court Below: Allegheny County Court of Common Pleas  
 County: Allegheny Division: Allegheny County Civil Division  
 Date of Agency/Trial Court Order: August 16, 2021  
 Docket Number: GD 15-023074  
 Judge(s): James, Joseph M. OTN:  
 Order Type: Order

**ORIGINAL RECORD CONTENT**

Original Record Item	Filed Date	Content/Description
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**Record Remittal:**
**DISPOSITION INFORMATION**

Related Journal No: Judgment Date:  
 Category: Decided Disposition Author: Per Curiam  
 Disposition: Order Granting Petition for Allowance of Appeal Disposition Date: September 1, 2023  
 Dispositional Filing: Author:  
 Filed Date:

**DOCKET ENTRY**

Filed Date	Docket Entry / Representing	Participant Type	Filed By
<b>April 17, 2023</b>	<b>Petition for Allowance of Appeal</b>	Petitioner Petitioner	The City of Pittsburgh Council of the City of Pittsburgh
<b>April 17, 2023</b>	<b>Reproduced Record</b>	Petitioner Petitioner	The City of Pittsburgh Council of the City of Pittsburgh



## DOCKET ENTRY

Filed Date	Docket Entry / Representing	Participant Type	Filed By
<b>May 1, 2023</b>	<b>Answer to Petition for Allowance of Appeal</b>	Respondent	Landlord Service Bureau, Inc.
		Respondent	Williams, Michelle
		Respondent	Apartment Association of Metropolitan Pittsburgh
		Respondent	Collyer Realty Co.
		Respondent	Galasso Real Estate Services
		Respondent	Crown Real Estate and Management Services, Inc.
<b>May 2, 2023</b>	<b>Praecipe for Appearance</b> Apartment Association of Metropolitan Pittsburgh	Respondent	Woods, Corrie Allen

**September 1, 2023**      **Order Granting Petition for Allowance of Appeal**  
Per Curiam

## Comments:

AND NOW, this 1st day of September, 2023, the Petition for Allowance of Appeal is GRANTED. The issue, rephrased for clarity, is:

Did the Commonwealth Court err when it held, in light of Pennsylvania Rest. & Lodging Ass'n v. City of Pittsburgh, 211 A.3d 810 (Pa. 2019), that the City of Pittsburgh lacked home rule authority under 53 P.S. § 2962(f) to enact its Rental Registration Ordinance?

**September 1, 2023**      **Order Exited**  
Office of the Prothonotary

**September 1, 2023**      **Case was transferred to 15 WAP 2023**  
Office of the Prothonotary

## Comments:

Case was transferred to 15 WAP 2023

## CROSS COURT ACTIONS

Docket Number: 1026 CD 2021  
Docket Number: 15 WAP 2023