

Supreme Court of Pennsylvania



Allocatur Docket Sheet

Docket Number: 82 WAL 2023

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February 2, 2026

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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 Receive EMail: Yes Email:
 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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 Jones, Gregg, Creehan & Gerace, LLP
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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:

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.
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 Pittsburgh, PA 15219-6405
 Phone No: (412) 577-4040
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 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:

Attorney: Woods, Corrie Allen
 Woods Law Offices PLLC
 Address: 200 Commerce Dr Ste 210
 Moon Township, PA 15108
 Phone No: (412) 329-7751
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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

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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
April 17, 2023	Petition for Allowance of Appeal	Petitioner Petitioner	The City of Pittsburgh Council of the City of Pittsburgh
April 17, 2023	Reproduced Record	Petitioner Petitioner	The City of Pittsburgh Council of the City of Pittsburgh

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DOCKET ENTRY

Filed Date	Docket Entry / Representing	Participant Type	Filed By
May 1, 2023	Answer to Petition for Allowance of Appeal		
		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.
May 2, 2023	Praecepte for Appearance		
	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