Supreme Court of Pennsylvania

Allocatur Docket Sheet

Docket Number: 82 WAL 2023

November 11, 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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Receive EMail:	Yes	Email:	
Representing:	Council of the City of Pittsburgh, Petitioner		
Pro Se:	No		
IFP/Waiver:			
Representing:	The City of Pittsburgh, Petitioner		
Pro Se:	No		
IFP/Waiver:			

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COUNSEL INFORMATION

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Pro Se:	No
IFP/Waiver:	
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Pro Se:	No
IFP/Waiver:	
Representing:	Crown Real Estate and Management Services, Inc., Respondent
Pro Se:	No
IFP/Waiver:	
Representing:	Galasso Real Estate Services, Respondent
Pro Se:	No
IFP/Waiver:	
Representing:	Landlord Service Bureau, Inc., Respondent
Pro Se:	No
IFP/Waiver:	
Representing:	Pittsburgh Real Estate Investors Association, Respondent
Pro Se:	No
IFP/Waiver:	
Representing:	Policichio, Santo, Respondent
Pro Se:	No
IFP/Waiver:	
Representing:	Williams, Michelle, Respondent
Pro Se:	No
IFP/Waiver:	

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Pro Se:	No
IFP/Waiver:	

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COUNSEL INFORMATION

Attorney: Fisher, Lawrence H.

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Pro Se: No
IFP/Waiver:
Representing: Collyer Realty Co., Respondent
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IFP/Waiver:
Representing: Crown Real Estate and Management Services, Inc., Respondent
Pro Se: No
IFP/Waiver:
Representing: Galasso Real Estate Services, Respondent
Pro Se: No
IFP/Waiver:
Representing: Landlord Service Bureau, Inc., Respondent
Pro Se: No
IFP/Waiver:
Representing: Williams, Michelle, Respondent
Pro Se: No
IFP/Waiver:

Attorney: Woods, Corrie Allen
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Representing: Apartment Association of Metropolitan Pittsburgh, Respondent
Pro Se: No
IFP/Waiver:

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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November 11, 2026

INTERMEDIATE APPELLATE COURT INFORMATION

Court Name:	Commonwealth	Docket Number:	1026 CD 2021
Date of Order:	March 17, 2023	Rearg/Recon Disp Date:	
		Rearg/Recon Disposition:	
Judge(s):	McCullough, Patricia Fizzano Cannon, Christine Leavitt, Mary Hannah		

Intermediate Appellate Court Action: Reversed.
Referring Court:

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

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	The City of Pittsburgh
		Petitioner	Council of the City of Pittsburgh
April 17, 2023	**Reproduced Record**		
		Petitioner	The City of Pittsburgh
		Petitioner	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	**Praecipe 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

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