

Supreme Court of Pennsylvania



Allocatur Docket Sheet

Docket Number: 82 WAL 2023

Page 1 of 5

February 2, 2026

CAPTION

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

Address: City Of Pittsburgh Dept Of Law
414 Grant St Ste 313
Pittsburgh, PA 15219

Phone No: (412) 255-2002

Receive Mail: Yes

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:

Supreme Court of Pennsylvania



Allocatur Docket Sheet

Docket Number: 82 WAL 2023

Page 2 of 5

February 2, 2026

COUNSEL INFORMATION

Attorney:	Corcoran, John Paul, Jr.		
Address:	Jones, Gregg, Creehan & Gerace, LLP 411 Seventh Ave Ste 1200 411 7TH Ave Ste 1200 Pittsburgh, PA 15219-1905		
Phone No:	(412) 261-6400		
Receive Mail:	Yes		
Receive EMail:	Yes	Email:	
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		
Address:	Dornish Law Offices, PC Dornish Law Offices Pc 2500 Brooktree Rd Ste 301 Wexford, PA 15090		
Phone No:	(412) 765-2726		
Receive Mail:	Yes		
Receive EMail:	Yes		Email:
Representing:	Realtors Association of Metropolitan Pittsburgh, Respondent		
Pro Se:	No		
IFP Status:			

Supreme Court of Pennsylvania



Allocatur Docket Sheet

Docket Number: 82 WAL 2023

Page 3 of 5

February 2, 2026

COUNSEL INFORMATION

Attorney: Fisher, Lawrence H.

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

Phone No: (412) 577-4040

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Receive EMail: Yes Email:

Representing: Apartment Association of Metropolitan Pittsburgh, Respondent

Pro Se: No

IPF Status:

Representing: Collyer Realty Co., Respondent

Pro Se: No

IPF Status:

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

Pro Se: No

IPF Status:

Representing: Galasso Real Estate Services, Respondent

Pro Se: No

IPF Status:

Representing: Landlord Service Bureau, Inc., Respondent

Pro Se: No

IPF Status:

Representing: Williams, Michelle, Respondent

Pro Se: No

IPF Status:

Attorney: Woods, Corrie Allen
Woods Law Offices PLLC

Address: 200 Commerce Dr Ste 210
Moon Township, PA 15108

Phone No: (412) 329-7751

Receive Mail: Yes

Receive EMail: Yes Email:

Representing: Apartment Association of Metropolitan Pittsburgh, Respondent

Pro Se: No

IPF 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

Supreme Court of Pennsylvania



Allocatur Docket Sheet

Docket Number: 82 WAL 2023

Page 4 of 5

February 2, 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
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Record Remittal:

DISPOSITION INFORMATION

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

Supreme Court of Pennsylvania



Allocatur Docket Sheet

Docket Number: 82 WAL 2023

Page 5 of 5

February 2, 2026

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