



RENT YOU PAY MAY NOT BE OWED

GOLDTEX · 315 N 12TH STREET

PHILADELPHIA RENTAL LICENSE STATUS — PUBLIC RECORD NOTICE

The owner's rental license **expired February 28, 2026.**

Under Philadelphia law, a landlord without a valid rental license **cannot legally collect rent** and **cannot legally evict** during the unlicensed period. The Pennsylvania Superior Court has confirmed this — the landlord is denied the right to recover rent or possession *for the period of noncompliance*, even after they later get the license back.

Phila. Code §§ 9-3901(4)(e), 9-3902(1)(a) · Frempong v. Richardson, 2019 PA Super 139

VERIFY THE LICENSE YOURSELF — PHILA.GOV/LI

WHAT THIS MEANS

- ▶ No valid license = the landlord cannot sue you for unpaid rent for this period
- ▶ No valid license = no lawful eviction during this period
- ▶ Open code violations can block a license from being renewed
- ▶ Every new lease signed during this window has the same defense

RETALIATION IS UNLAWFUL

- ▶ Non-renewal or eviction without good cause
- ▶ Cutting heat, AC, water, or building access
- ▶ Closing amenities without a reopening date
- ▶ Harassment, threats, or police calls on tenants who complain
- ▶ Burden shifts to landlord if action follows a complaint within one year

FREE HELP · VERIFIED RESOURCES

Community Legal Services: (215) 981-3700 · clsphila.org

Report violations: Call 311 or file at phila.gov/311

Verify the rental license: phila.gov/li

Fair Housing Commission: (215) 686-4670 · fairhousingcomm@phila.gov

Tenant Union Representative Network (TURN): turn-phila.org

POSTING THIS NOTICE IS LEGAL. REMOVING IT IS NOT.

Tenant organizing is protected under Phila. Code § 9-804(2)(c). Removing this notice — by management, staff, or anyone acting on their behalf — interferes with that protected activity and is documented as evidence of retaliation. Common-area cameras and keyfob logs record who enters these spaces.

Posted by a Goldtex tenant engaged in lawful tenant organizing. Not legal advice. Not attorney advertising. Every legal claim above is sourced from the Philadelphia Code and published Pennsylvania Superior Court authority. Consult a licensed Pennsylvania attorney about your specific situation.