



Pennsylvania Rules of Civil Procedure on the ground that Philadelphia County was an improper venue in which to bring this action. This court agreed.

The determination of whether to transfer venue in a case is matter within the sound discretion of the trial court. Estate of Werner v. Werner, 781 A.2d 188 (Pa. Super. 2001). If there is any proper basis for a trial court's decision to transfer venue, then that decision must stand. Masel v. Glassman, 459 Pa. Super. 41, 689 A.2d 314 (1997). To determine these preliminary objections, the court examined the rules governing venue. First, Rule 1006 provides that in an action against an individual, venue lies in the county in which the individual may be served or in which the cause of action arose. Pa. R.C.P. 1006 (a). Second, Rule 2156 provides that in an action against an association, venue is proper only in a county where the association regularly conducts business or any association activity, or in the county where the cause of action arose. Pa.R.C.P. 2156(a). Third, Rule 2179 provides that an action against a corporation may be brought only in the county where its registered office or principal place of business is, the county where it regularly conducts business or the county where the cause of action arose. Pa.R.C.P. 2179(a). Based on the allegations of their complaint, plaintiffs have failed to establish venue in Philadelphia County under any of these standards. Under all of these standards, venue properly lies in Delaware County. Where, as here, the court finds that venue properly lies in another county, the trial court must transfer the action to that county. Martin v. Gerner, 332 Pa. Super.507, 481 A.2d 903 (1984. Pa. R.C.P. 1006(e).

For all of the above reasons, defendant Hill Top Condominium Association's preliminary objections to plaintiffs' complaint were properly sustained. The order of February 1, 2002, transferring this action to Delaware County should be affirmed.

By the Court:

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Myrna Field, A.J.