

Notice to Quit Given

← Some leases include a waiver of the need to give a notice to quit. This means a landlord can file a complaint in court for a lease violation without notifying the tenant first.

Tenant Leaves Property

NO

Notice to Quit Expires

Eviction Process Map

Presented here are the general steps of the eviction process in Pennsylvania.

Important Timeline Notes:
 When given a **Notice to Quit**, the tenant must remedy the lease violation in a certain amount of time before the landlord can file a court complaint

- 10 days for nonpayment of rent
- 15 days for lease violations for a lease of one year or shorter
- 30 days for lease violations for a lease longer than one year

If the tenant does not remedy the violation and does not leave the property, a landlord can file a **landlord tenant complaint**

- The hearing date is between 7 and 15 days from the date the complaint is filed.
- The complaint must be served to the tenant at least 5 days before the hearing.

YES

Tenant Evicted

Landlord Files Landlord Tenant Complaint

Court Summons Served to Tenant

Court Hearing

Judgement in Favor of Tenant

YES

Tenant Not Evicted

Landlord Awarded Money Owed

NO

Tenant Pays Before Eviction

YES

Tenant Not Evicted

Landlord Wins Possession of Property

NO

Tenant Leaves Property

YES

Tenant Evicted

Tenant Files and Appeal

YES

Tenant Can Remain During Appeal

Landlord Files a Possession Order

NO

Tenant Evicted

The information provided herein does not constitute legal advice or authority. It is meant as a guide to the general process and timeline of evictions in PA. Reach out to a local lawyer for information regarding eviction proceedings in your county.