FAVORABLE COURT CASE OUTCOMES ONCE AN EVICTION HAS BEEN FILED

Emphasizing the effectiveness of mediation and negotiation, case withdrawals and settlements stand out as the preferred outcomes within Pennsylvania's eviction process, showcasing the potential for mutually beneficial resolutions in landlord-tenant disputes. For more information on how an eviction case proceeds through courts in PA, visit https://bit.ly/3tGZH4F



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. If the reason for the notice is unpaid overdue rent, the tenant has 10 days to pay or move before the landlord can file for eviction.



Notice To Quit expires



Landlord files
Landlord-Tenant
Complaint (eviction)



Court Summons served to tenant







7-15 days after the eviction is filed





Case Withdrawn

A landlord may withdraw the complaint at any time prior to the hearing by filing written notice with the court. The hearing will be canceled and the parties notified in writing that the case has been withdrawn.



Case Settled

The parties may file a notice of settlement of the complaint with the court any time prior to the entry of judgment. When the court receives notice of settlement, it cancels any scheduled hearing, marks the case as settled on the docket, and notifies the parties of the same.



Judgment in favor of tenant



Judgment in favor of landlord



Tenant not evicted



Tenant not evicted



Tenant not evicted

