

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 1744 Session of
1981

INTRODUCED BY POTT, JULY 1, 1981

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, JULY 1, 1981

AN ACT

1 Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An
2 act relating to the rights, obligations and liabilities of
3 landlord and tenant and of parties dealing with them and
4 amending, revising, changing and consolidating the law
5 relating thereto," providing for the lock out of certain
6 tenants.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. Section 501, act of April 6, 1951 (P.L.69,
10 No.20), known as "The Landlord and Tenant Act of 1951," repealed
11 in part April 28, 1978 (P.L.202, No.53), is amended to read:

12 Section 501. Notice to Quit.--(a) A landlord desirous of
13 repossessing real property from a tenant may notify, in writing,
14 the tenant to remove from the same at the expiration of the time
15 specified in the notice under the following circumstances,
16 namely, (1) Upon the termination of a term of the tenant, (2) or
17 upon forfeiture of the lease for breach of its conditions, (3)
18 or upon the failure of the tenant, upon demand, to satisfy any
19 rent reserved and due.

1 **(b)** In case of the expiration of a term or of a forfeiture
2 for breach of the conditions of the lease where the lease is for
3 any term of less than one year or for an indeterminate time, the
4 notice shall specify that the tenant shall remove within thirty
5 days from the date of service thereof, and when the lease is for
6 one year or more, then within three months from the date of
7 service thereof. In case of failure of the tenant, upon demand,
8 to satisfy any rent reserved and due, the notice, if given on or
9 after April first and before September first, shall specify that
10 the tenant shall remove within fifteen days from the date of the
11 service thereof, and if given on or after September first and
12 before April first, then within thirty days from the date of the
13 service thereof.

14 **(c)** The notice above provided for may be for a lesser time
15 or may be waived by the tenant if the lease so provides.

16 **(d)** The notice provided for in this section may be served
17 personally on the tenant, or by leaving the same at the
18 principal building upon the premises, or by posting the same
19 conspicuously on the leased premises.

20 **(e)** In the case of a tenant of furnished premises who has
21 refused a lawful demand for any rent which is due and payable
22 and where the term of the lease is for six months or less, the
23 landlord, upon giving of the notice required in this section and
24 upon the expiration of the removal period, may lock out the
25 tenant without the necessity of further proceedings and
26 thereupon regain possession of the premises.

27 Section 2. This act shall take effect in 60 days.