

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2136 Session of 2021

INTRODUCED BY KRAJEWSKI, KINSEY, HOHENSTEIN, SANCHEZ, GUZMAN,  
PARKER, BULLOCK AND FIEDLER, DECEMBER 7, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, DECEMBER 7, 2021

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," in tenement buildings and multiple  
6 dwelling premises, providing for tenant's right to mediation.

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

9 Section 1. The act of April 6, 1951 (P.L.69, No.20), known  
10 as The Landlord and Tenant Act of 1951, is amended by adding a  
11 section to read:

12 Section 506-A. Tenants' Right to Mediation.--(a) In each  
13 lease regarding a tenement building or apartment shared between  
14 multiple unrelated tenants, a landlord shall include an  
15 intertenant relations plan. The following apply:

16 (1) If an interpersonal dispute arises between unrelated  
17 tenants in an apartment or among tenants in a tenement building,  
18 the intertenant relations plan shall entitle a tenant to  
19 mediation under the following circumstances:

20 (i) A severe or pervasive situation in which the home

environment for residents of the apartment or tenement building  
shared between multiple unrelated tenants is such that a  
reasonable person would consider the home environment to be  
intimidating, hostile or abusive and therefore unsafe.

(ii) When free professional mediation services are available  
in the county where the tenant's residence is located.

(2) In establishing an intertenant relations plan, the  
following apply:

(i) The landlord may not mediate the dispute covered under  
the intertenant relations plan.

(ii) The intertenant relations plan must include the  
following:

(A) The procedure to notify the landlord of the dispute.

(B) The mediation service that the landlord will use to  
resolve the dispute.

(C) The timeline for mediation established under this  
section.

(b) In attempting to resolve an interpersonal dispute  
between tenants subject to subsection (a), a landlord may  
contract with a paid third-party professional mediation service  
or with a community, neighborhood or nonprofit dispute  
resolution organization to mediate the interpersonal dispute  
only when a free third-party professional mediation service is  
unavailable in the county where the tenant's residence is  
located.

(c) The following procedures apply:

(1) Within fourteen days of receipt of the initial complaint  
regarding the interpersonal dispute between tenants subject to  
subsection (a), a landlord shall contact a mediation provider to  
schedule a mediation meeting between the parties with a third-

1 party mediator.

2 (2) Within seven days of the mediation meeting, the mediator  
3 shall provide a written summary to all involved tenants of the  
4 agreements reached during mediation.

5 (3) As soon as practicable after the mediation meeting, the  
6 mediator shall provide to the landlord a written report of  
7 whether the parties appeared for mediation and whether an  
8 agreement was reached.

9 (d) This section shall not apply if a tenant complaint seeks  
10 monetary damages or involves physical damage or a crime. In such  
11 an instance, the complaint may be brought before a court of  
12 competent jurisdiction or reported to a law enforcement agency.

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