

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 1876 Session of
1984

INTRODUCED BY BOYES, JANUARY 31, 1984

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, JANUARY 31, 1984

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," further regulating notice to quit.

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

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9 No.20), known as The Landlord and Tenant Act of 1951, repealed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

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

19 In case of the expiration of a term or of a forfeiture for

1 breach of the conditions of the lease where the lease is for any
2 term of less than [one year] or equal to eighteen months or for
3 an indeterminate time, the notice shall specify that the tenant
4 shall remove within thirty days from the date of service
5 thereof, and when the lease is for [one year or more] more than
6 eighteen months, 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 The notice above provided for may be for a lesser time or may
15 be waived by the tenant if the lease so provides.

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