



O'Donnell, Weiss & Mattei, P.C.



OWM Law Special Newsletter
May 6, 2020
COVID-19 Additional Information

The goal of our weekly updates is to continue to provide you with relevant information relating to the impacts of COVID-19 on your business and/or personal life. If any of the articles pertain to you, we hope you find them useful, if not, please excuse the inbox clutter.

•FEATURE ARTICLE:

– *Pennsylvania Landlord Tenant Law in the Time of COVID-19*

•OWM FIRM NEWS



Thomas P. McCabe, Esq.

Pennsylvania Landlord Tenant Law in the Time of COVID-19

During this unprecedented pandemic, various sectors of the government and the economy have been modifying how “business as usual” is done in order to practice social distancing, as well as to flatten the curve. Pennsylvania courts are no exception to this. The Pennsylvania Supreme Court has issued a number of Judicial Orders declaring a judicial emergency and authorizing local president judges of each county to flexibly handle the courts’ caseload while at the same time practicing social distancing.

With respect to landlord/tenant actions, the Pennsylvania Supreme Court specifically ordered in its numerous judicial Orders that tenants are protected from being evicted even if they have failed to pay rent, or there is an Order granting their eviction. The Pennsylvania Supreme Court extended these protections through May 11, 2020, at which time the Court indicated in its most-recent Order the state-wide suspension of procedures related to the disposition of property shall cease. The Court does note that certain filings, charges, and acts relating to the disposition will remain subject to temporary restraints on account of other directives, including the preservations of the Federal Coronavirus Aide, Relief, and Economic Security Act (15 U.S.C. Sect. 9058). The Court’s view in preventing the eviction of tenants during this time period seems to be to prevent a rampant homelessness situation which would thwart the Governor’s policy on social distancing in attempts to limit the spread of COVID-19.

Tenants should look into their leases and see what rights they have, including a ‘force majeure clause’ (an act of God) and bring it to a landlord tenant lawyer to determine if they have any recourse if they become unemployed due to coronavirus and are unable to make rental payments. Both landlords and tenants should take note of this unprecedented time and be cognizant of the limitations of the judiciary during this time in holding hearings due to the pandemic, and should work with their respective attorneys in an attempt to resolve matters in a manner that is practical and efficient.

Please see [Thomas P. McCabe, Esq.](#)'s interview with Fox43 (Harrisburg) and related article [here](#).

If you have any questions regarding the recent Orders of the Pennsylvania Supreme Court or landlord/tenant law, please contact [Thomas P. McCabe, Esq.](#), at 610-323-2800 or send an email to tmccabe@owmlaw.com.

Firm News

In complying with Governor's Order, as of March 20, 2020, our OWM Law physical office locations are closed; however, we are still operating remotely with full service for our clients and our referral sources. You can reach all of our attorneys and staff by phone or email as usual.

Click [here](#) to read our article in 422 Business Advisor March 2020 edition and learn a little more about OWM Law.



Watch OWM's Legal Talk on PCTV or on our website [here](#).

Read Legal Ease every first and third Sunday in the [Pottstown Mercury](#).



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