



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



OWM Law Newsletter March 2019

•FEATURE ARTICLE: *So, Your Tenant Has Vacated the Premises, What Now?*

•OWM FIRM NEWS & UPCOMING EVENTS

•PCTV – Current Episode:

– So, Your Tenant Has Vacated the Premises, What Now? (March 2019)
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So, Your Tenant Has Vacated the Premises, What Now?



Thomas P. McCabe, Esq.

If you are a residential landlord in Pennsylvania and your tenant has vacated the premises either voluntarily, through a court-order evicting them and granting you possession, or absconding in the middle of the night – what are your obligations and responsibilities as landlord, if any, at this point in time?

Residential leases in Pennsylvania are governed by the Landlord Tenant Act (68 P.S. §§ 250.101-250.602). A landlord must comply with his or her obligations and the Landlord Tenant Act even after a tenant has vacated the rental property. Once a tenant leaves the property, the landlord must assess if there are any damages to the rental property and make a determination as to what escrow, if any, should be returned to the tenant based on any actual damages to the rental property. The landlord cannot waste any time once the tenants vacated in doing this assessment. The landlord, under the Landlord Tenant Act, has thirty (30)

days from when the tenant vacates the premises to provide the tenant with a list of damages with costs, along with any balance in the escrow. Obviously, if there is no damage to the premises, the entire escrow fund must be returned within thirty (30) days.

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Firm News & Upcoming Events

[Rebecca A. Hobbs, Esq., CELA](#), speaking at Chester County Night School Seminars at Owen J. Roberts Middle School, Pottstown, PA on 3/19/19 from 7:00 p.m.- 8:00 p.m. entitled "*Elder Law: How to Protect Your Assets and Plan for the Cost of Long Term Care*" (learn how to protect your assets from the costs of long-term care; get common questions answered, such as "should I transfer our home to the children" or "do I need a trust?") and on 4/9/19 from 7:00 p.m.-8:00 p.m. entitled "Estate Administration: Probate 101" (estate administration and the probate process in Pennsylvania). (click [here](#) for more information or contact Chester County Night School at 610-692-1964 or online at www.chestercountynightschool.org).

[David A. Megay, Esq.](#), speaking at Chester County Night School Seminars at Owen J. Roberts Middle School, Pottstown, PA on 3/25/19 from 6:30 p.m.- 8:30 p.m. entitled "*Ask the Lawyer: Starting and Operating Your Own Business*" (the pros and cons of, and legal issues in, starting and operating your own business, as well as the different types of legal entities and other legal details regarding owning and operating your own business), and on 4/29/19 from 6:30 p.m.-8:30 p.m. entitled "*Ask the Lawyer: Buying and Selling Real Estate in Pennsylvania*" (legal issues regarding buying and selling real estate, both with and without the involvement of a real estate agent, including common issues and pitfalls) (click [here](#) for more information or contact Chester County Night School at 610-692-1964 or online at www.chestercountynightschool.org).

[Thomas "Tip" McCabe, Esq.](#), speaking at Chester County Night School Seminars at Owen J. Roberts Middle School, Pottstown, PA on 4/9/19 from 6:30 p.m.- 8:00 p.m. entitled "*Crime & Punishment in Pennsylvania*" (an overview of the modern criminal justice system in Pennsylvania from traffic stops to jury trials) (click [here](#) for more information or contact Chester County Night School at 610-692-1964 or online at www.chestercountynightschool.org).



Watch OWM's Legal Talk on PCTV, Tuesdays at 8:30 Channel 28, and Thursdays at 9:30 p.m. Channel 98, or on our website [here](#).

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



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