

LANDLORD/TENANT PROCEDURES IN LANCASTER COUNTY MDCS

1. No Landlord/Tenant Complaints can be filed in a MDC between May 11, 2020 and July 9, 2020 which seek to evict a tenant for non-payment of rent or because the tenant did not vacate the premises at the end of the Lease.
2. Beginning on June 1, 2020, (subject to CARES Act limitations), a Landlord who has alleged a breach of a condition of a Lease can file a Landlord/Tenant Complaint in a MDC.
3. Beginning on June 1, 2020, Landlord/Tenant Complaints that were previously filed in a MDC through March 26, 2020 can be rescheduled and proceed (these cases will not be subject to CARES Act limitations).
4. Beginning on June 1, 2020, Landlord/Tenant Complaints that were filed in a MDC between March 27, 2020 and May 11, 2020 can be rescheduled and proceed if compliant with the CARES Act.
5. Beginning on June 1, 2020, Orders for Possession that were previously issued may be executed upon.
6. Beginning on July 10, 2020, (subject to CARES Act limitations), a Landlord who has waived the Notice to Quit in his/her Lease, or served a Notice to Quit on his/her Tenant prior to May 11, 2020 can file a Landlord/Tenant Complaint in a MDC for any reason.
7. Beginning on July 10, 2020, (subject to CARES Act limitations), a Landlord can serve a Notice to Quit consistent with the terms of the Lease on his/her Tenant(s) as a prerequisite to then filing a Landlord/Tenant Complaint in a MDC for any reason.